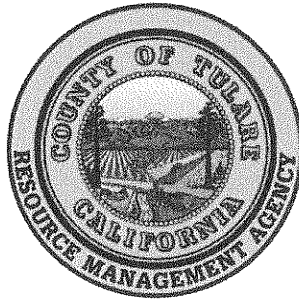


TULARE COUNTY RESOURCE MANAGEMENT AGENCY



5961 South Mooney Boulevard
Visalia, CA 93277

Housing Element GPA 15-003

Initial Study and Negative Declaration

August 2015

Prepared by

Tulare County Resources Management Agency
Economic Development and Planning Branch
and
Environmental Planning Division

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A NEGATIVE DECLARATION

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, a Negative Declaration was approved by the Tulare County Environmental Assessment Officer on August 27, 2015 for the Tulare County 2015 Housing Element. The purpose of the Housing Element is to ensure that local governments adequately plan to meet the housing needs of all people within the community-regardless of their income. The Tulare County Housing Element is not a development project and does not alter the environmental process of any proposed development.

The Negative Declaration has a review period of 30 days, starting on **September 3, 2015** and ending **October 5, 2015**. Any written comments on the ND should be sent to the Tulare County Resource Management Agency at the address noted below, to the attention of: Hector Guerra, Chief Environmental Planner.

After the close of the public comment review period on the ND established by this notice, this matter will be set for public hearing before the Tulare County Planning Commission. Notice of the date, time and place for such public hearing will be published and/or mailed as provided by law.

Please take notice that - pursuant to Public Resource Code Section 21177, Government Code Section 65009, and other applicable law - if you challenge the proposed action described above in court, then you may be limited to raising only those issues or objections you or someone else raised during the public comment period or the public hearing, or in written correspondence delivered to the Tulare County Resource Management Agency within the review period, or to the Planning Commission during the public hearing.

Copies of these documents are also available for review at the following locations:

Tulare County Resource Management Agency
5961 South Mooney Boulevard
Visalia, CA 93277
(559)624-7000

Tulare County Website
<http://www.tularecounty.ca.gov/rma/index.cfm/documents-and-forms/planning-documents/environmental-planning/negative-declarations/>

Michael C. Spata
Director Environmental Assessment Officer

TO BE PUBLISHED ONLY ONCE ON: **Thursday September 3, 2015**

SEND BILL AND TEAR SHEET TO:
TUL CO RESOURCE MGMT
5961 SOUTH MOONEY BLVD.
VISALIA, CA 93277-9394

SEND TO: Visalia Times Delta

NEGATIVE DECLARATION

DESCRIPTION OF PROJECT:

By law, every city and county in California must adopt a Housing Element as part of its General Plan. The purpose of the Housing Element is to ensure that local governments adequately plan to meet the housing needs of all people within the community-regardless of their income. The underlying premise of Housing Element law is that, for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. All jurisdictions are required to update their Housing Element approximately every five years. The Tulare County Housing Element is not a development project and does not alter the environmental process of any proposed development.

Location:

The scope of the Project encompasses the entire County of Tulare which is located slightly south and east of the geographic center of the State, encompassing an area of approximately 4,839 square miles. The County is bounded on the east by Inyo County and the crest of the Sierra Nevada Mountain Range, on the north by Fresno County, on the west by Kings County and on the south by Kern County. The region encompassing this plan is characterized by three basic landforms: The valley, the foothills and the mountain areas.

Project Facts:

Refer to Initial Environmental Study for a) project facts, plans and policies, b) discussion of environmental effects and mitigation measures and c) determination of significant effect.

Attachments:

Initial Environmental Study (X)

Maps ()

Mitigation Measures ()

Letters ()

Staff Report ()

DECLARATION OF NO SIGNIFICANT EFFECT:

This project will not have a significant effect on the environment for the following reasons:

- (a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory.
- (b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- (c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

This Negative Declaration has been prepared by the Tulare County Resource Management Agency, in accordance with the CEQA 1970, as amended. A copy may be obtained from the Tulare County Resource Management Agency, 5961 South Mooney Blvd., Visalia, CA 93277-9394, telephone (559) 624-7000, during normal business hours.

APPROVED
MICHAEL C. SPATA
ENVIRONMENTAL ASSESSMENT OFFICER

BY: 

DATE APPROVED: 8/27/15

REVIEW PERIOD: September 3, 2015 - October 5, 2015

NEWSPAPER:

- () Visalia Times-Delta
- () Porterville Recorder
- () Tulare Advance-Register

INITIAL STUDY CHECKLIST

1. **Project Title:** General Plan Amendment No.15-003 Tulare County 2015 Housing Element
2. **Lead Agency:** County of Tulare – Resource Management Agency
3. **Contact Person:** Hector Guerra, Chief Environmental Planner
4. **Project Location:** Tulare County
5. **Latitude, Longitude:** N/A
6. **Existing General Plan Designation:** Section 65300.5 of the Government Code states that the General Plan shall comprise of an integrated, internally consistent set of policies. Consistency with the Land Use element is most important because general plan land use designations and subsequent zoning must provide for a range of housing types consistent with housing needs as set forth in the Housing Element.

The following Elements of the Tulare County General Plan contain goals and policies, which are especially pertinent to the location and standards for housing development and rehabilitation:

Urban Boundaries

The Tulare County General Plan Planning Framework, adopted in 2012 sets forth the policy that urban development in Tulare County shall occur within the eight incorporated cities, Urban Development Boundaries of unincorporated communities, Hamlet Boundaries, Mountain Service Centers, Foothill Development Corridors and other areas suitable for non-agricultural development, as determined by the procedures set forth in the Rural Valley Lands Plan. An exception procedure also exists which allows urban development to occur in the unincorporated area adjacent to incorporated cities, if certain criteria are met. The majority of the County's unincorporated population and housing are found within the Cities, Communities and Hamlet Development Boundaries.

A Community is a closely settled, named, unincorporated place, based on Census Designated Places (CDP), that generally contains a mix of residential, commercial, and industrial areas found in incorporated places. A typical community contains an identifiable core encompassing the area that is associated strongly with the community and contains the majority of the community's population, housing, commercial structures and economic activity.

For unincorporated communities, the UDB is a County adopted line dividing land to be developed from land to be protected for agricultural, natural, open space or rural

uses. It serves as the official planning area for communities over a 20 year planning period. Land within a UDB is assumed appropriate for urban development.

Urban Development Boundaries are established around the following unincorporated communities to serve as official urban planning areas: Alpaugh, Cutler-Orosi, Ducor, Earlimart, East Orosi, Goshen, Ivanhoe, Lemon Cove, London, Pixley, Plainview, Poplar-Cotton Center, Richgrove, Sultana, Strathmore, Terra Bella, Tipton, Three Rivers, Traver, Woodville and Springville.

Hamlets are unincorporated areas that share many characteristics of a community but on a smaller scale. The Hamlet Boundary is an officially adopted and mapped County line around a hamlet that divides land suitable for development from lands to be protected by agriculture, natural or rural uses. Lands within a HDB are appropriate for urban development.

Hamlet Boundaries have been established around the following unincorporated communities to serve as official planning areas: Allensworth, Delft Colony, E. Tulare Villa, Lindcove, Monson, Seville, Teviston, Tonyville, Waukena, West Goshen and Yettem.

Urban Area Boundaries, which are larger than Urban Development Boundaries, have also been established around the eight incorporated cities. The Urban Area Boundary is defined as the area where land uses are presumed to have an impact upon an adjacent incorporated city. It is also, in which a city's concerns are to be given serious consideration as part of the land use review process. The Urban Area Boundary is considered the next logical area in which urban development may occur and within which Urban Development Boundaries may ultimately be expanded.

The purpose of an Urban Development Boundary also defines a twenty-year planning areas around incorporated cities in which the County and cities will coordinate plans, policies and standards related to building construction, subdivision development, land use, zoning regulations, street and highway construction, public utility systems, environmental studies, and other closely related matters affecting the orderly development of urban fringe areas. These boundaries provide an official definition of the interface between future urban and agricultural land uses.

Neighborhoods are urban subdivisions that currently exist within an UDB and/or UAB around a City. Many neighborhoods do not have formal plans but are planned for within the County's General Plan for the City. Examples of neighborhoods include, but are not limited to: Patterson Tract, Matheny Tract and East Porterville.

New towns (Planned Communities) represent new, large mixed use communities in the unincorporated County containing housing, commercial, employment and community support uses. Once a new town has completed its development in

accordance with its approved entitlements, that area will be designated as a Community.

Rural Valley Lands Plan

The Rural Valley Lands Plan applies to the valley floor area outside the Urban Development Boundaries of unincorporated communities. The Plan establishes a basic County policy that such areas should be zoned for agriculture and restricted to minimum parcel sizes consistent with agricultural uses. However, the Plan also contains policies, which determine the suitability of rural lands for nonagricultural uses. This determination is based upon fifteen factors, which include land capability, existing and surrounding parcel size, suitability for cultivation, surrounding land use, proximity to services and agricultural preserve status, etc.

Foothill Growth Management Plan

The Foothill Growth Management Plan, adopted in 2012 as a part of the Tulare County General Plan Update, provides a comprehensive statement of the policies and standards that guide development in the foothill region of Tulare County. The purpose of the Plan is to maintain the viability of foothill agriculture and reduce County expenditures through an efficient service delivery system by directing growth into selected Foothill Development Corridors. Within these corridors, new development must be able to provide its own domestic water, liquid waste disposal and other necessary community services. Since this Plan was adopted, a small number of amendments have been approved. Revisions were primarily made to revise designated land uses identified in the Plan.

County Circulation Element

The County General Plan Circulation Element was adopted in August of 2012. Amendments to the Circulation Element have been incorporated into all the Community Plans adopted since 1964. The circulation Element provides an analysis of County roadways and designates roadways that will be impacted by future growth.

Health and Safety and, Environmental Resources Elements

These chapters in the Tulare County General Plan contain goals, objectives and policies to guide future development and provide for the health and safety of the County's population. Each of these Elements seismic safety, noise and hazardous waste have been adopted as part of the Tulare County General Plan.

Tulare County Comprehensive Airport Land Use Plan

The Comprehensive Airport Land Use Plan was adopted in 2012. This plan provides for the orderly development of the public use airports in Tulare County.

The plan also promotes public health, welfare, and safety through land use planning actions of the Tulare County Airport Land Use Commission.

7. **Existing Zoning:** R-1 (Single Family Residential Zone), R-2 (Two Family Residential Zone), R-3 (Multi Family Residential), R-A (Rural Residential Zone), RO (Residential Estate), MR (Mountain Residential) PD-F-M (Planned Development Foothill Mobile Home), A-1 (Agriculture) AE-20 (Exclusive Agriculture 20 acre minimum), AE-40 (Exclusive Agriculture 40-acre minimum).
8. **Description of Project (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.):**

Tulare County Housing Element

State law recognizes the vital role local governments play in the supply and affordability of housing. Each governing body (City Council or Board of Supervisors) of a local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city, city and county, or county. The housing element is one of the seven mandated elements of the local general plan. Housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community.

The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements. Housing element law also requires the Department of Housing and Community Development (HCD) review local housing elements for compliance with State law and to report its written findings to the local government.

State Housing Element Law, Government Code 65588 (e) (4) allows jurisdictions to adopt its housing element on an eight year planning cycle, when the jurisdictions Council of Governments adopts a four year Regional Transportation Plan cycle. This allows the RTP and Housing Element to coincide with the RTP every eight years.

This Element is required to be adopted by the County by December 31, 2014. If the Housing Element is adopted within 120 days of the due date above, the County may proceed with an eight year planning period. If it fails to adopt the housing element within 120 days of the above due date, the County is placed on a 4 year housing element cycle.

The housing element process begins with the Department allocating a region's share of the statewide housing need to the appropriate Councils of Governments (COG) based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. The COG develops a Regional Housing Need Plan (RHNP) allocating the region's share of the statewide need to the cities and counties within the region. The RHNP is required to promote the following objectives to:

- (1) Increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner;
- (2) Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and
- (3) Promote an improved intraregional relationship between jobs and housing.

Pursuant to Government Code (GC) 65584 the Regional Housing Need Allocation (RHNA) process, HCD is required to determine the RHNA, by income category, for Council of Governments (COGs). RHNA is based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. COGs are required to allocate to each locality a share of housing need totaling the RHNA for each income category. Pursuant to GC 65583, localities are required to update their housing element to plan to accommodate its entire RHNA share by income category. Applicable due dates for regional jurisdictions to update their housing elements (per GC 65588) are listed below based on amendments from enactment of the following legislation: SB 491 (2003 Statutes, Chapter 58), AB 2158 (2004 Statutes, Chapter 696), AB 1259 (2007 Statutes, Chapter 696), SB 375 (2008 Statutes, Chapter 728), and SB 575 (2009 Statutes, Chapter 354).

All California localities are required by Article 10.6 of the Government Code (Sections 65580-65590) to adopt housing elements as part of their general plans, and submit draft and adopted elements to the Department of Housing and Community Development (HCD) for review with compliance with State law. HCD is required to review housing elements and report its written findings within 60 days for a draft-housing element (Government Code Section 65585(b)) and within 90 days for an adopted element (Government Code Section 65585(h)). In addition, Government Code Section 65585(c) requires HCD to consider written comments from any group, individual or public agency regarding the housing element under review. The County adoption date is December 31, 2015.

Unlike the other general plan elements, the housing element is subject to detailed statutory requirements and mandatory review by a State agency, the California Department of Housing and Community Development (Department). Housing elements have been mandatory portions of local general plans since 1969. This reflects the statutory recognition that housing is a matter of statewide importance

and cooperation between government and the private sector is critical to attainment of the State's housing goals. The availability of an adequate supply of housing affordable to workers, families, and seniors is critical to the State's long-term economic competitiveness and the quality of life for all Californians.

Housing element law requires local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need. Housing element law is the State's primary market-based strategy to increase housing supply, affordability and choice. The law recognizes that in order for the private sector to adequately address housing needs and demand, local governments must adopt land-use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development.

Housing element law recognizes the most critical decisions regarding housing development occur at the local level within the context of the periodically updated general plan. The housing element component of the general plan requires local governments to balance the need for growth, including the need for additional housing, against other competing local interests. Housing element law promotes the State's interest in encouraging open markets and providing opportunities for the private sector to address the State's housing demand, while leaving the ultimate decision about how and where to plan for growth at the regional and local levels. While land-use planning is fundamentally a local issue, the availability of housing is a matter of statewide importance. Housing element law and the RHNP process requires local governments to be accountable for ensuring that projected housing needs can be accommodated. The process maintains local control over where and what type of development should occur in local communities while providing the opportunity for the private sector to meet market demand.

In general, a housing element must at least include the following components:

A Housing Needs Assessment:

- Existing Needs - The number of households overpaying for housing, living in overcrowded conditions, or with special housing needs (e.g., the elderly, large families, homeless), the number of housing units in need of repair, and assisted affordable units at-risk of converting to market-rate.
- Projected Needs - The city or county's share of the regional housing need as established in the RHNP prepared by the COG. The allocation establishes the number of new units needed, by income category, to accommodate expected population growth over the planning period of the housing element. The RHNP provides a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient appropriately designated land and opportunities for housing development to address population growth and job generation.

A Sites Inventory and Analysis:

The element must include a detailed land inventory and analysis including a site specific inventory listing properties, zoning and general plan designation, size and existing uses; a general analysis of environmental constraints and the availability of infrastructure, and evaluation of the suitability, availability and realistic development capacity of sites to accommodate the jurisdiction's share of the regional housing need by income level. If the analysis does not demonstrate adequate sites, appropriately zoned to meet the jurisdictions share of the regional housing need, by income level, the element must include a program to provide the needed sites including providing zoning that allows owner-occupied and rental multifamily uses "by-right" with minimum densities and development standards that allow at least 16 units per site for sites.

An Analysis of Constraints on Housing:

- Governmental - Includes land-use controls, fees and exactions, on- and off-site improvement requirements, building codes and their enforcement, permit and processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities.

Housing Programs

Programs are required to identify adequate sites to accommodate the locality's share of the regional housing need; assist in the development of housing for extremely low, lower- and moderate-income households; remove or mitigate governmental constraints; conserve and improve the existing affordable housing stock; promote equal housing opportunity; and preserve the at-risk units identified.

Quantified Objectives

Estimates the maximum number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period of the element.

2015 Housing Element

The 2015 Housing Element specifically addresses each of the requirements contained in Housing Element Law as indicated in the description of each the following Chapters of the Element:

- ◆ ***Chapter I - Introduction*** describes the statutory requirements, the purpose of the update, previous housing elements and reports, the role of Tulare County in the production, preservation and rehabilitation of housing in the County, and consistency of the Housing Element with the General Plan and other planning efforts.

◆ ***Chapter II - Public Participation*** discusses the role of the Housing Element Advisory Committee, intergovernmental coordination efforts, the environmental review process, review of the Element by the California Department of Housing and Community Development (State HCD), the proposed public workshop regarding the Draft Housing Element, and the review and approval process by the Planning Commission and the Board of Supervisors.

◆ ***Chapter III - Housing Needs*** provides a review of the household and population data, the housing needs of special needs groups including minority, senior citizen, disabled, displaced, overcrowded, large family, single head of household, and farmworker households, as well as households with emergency housing needs and those of pregnant teenage women. This chapter also provides employment and income characteristics in Tulare County, a comparison of income and costs, housing unit characteristics, vacancy rates, and the projected housing unit requirements set forth in the Tulare County Housing Needs Determination Plan, housing condition, lead paint hazards, housing prices, and at-risk housing units.

◆ ***Chapter IV - Housing Constraints*** provides a review of factors that could limit the production of an adequate amount of housing at an affordable price. The factors described in this chapter include private market constraints, financing options, and governmental and physical constraints.

◆ ***Chapter V - Progress, Review and Revision in Meeting Housing Needs*** discusses the progress that has been made in meeting the housing needs of Tulare County including progress toward meeting new construction needs identified in the 2015 Regional Housing Needs Plan, a description of existing housing programs, and an evaluation of the County's success in meeting housing needs and implementing policies and programs contained in the 2009 Housing Element.

◆ ***Chapter VI - Housing Program*** sets forth the goals, objectives, policies and programs designed to address housing issues within the unincorporated area of Tulare County, as identified in previous chapters.

◆ ***Chapter VII - Adequate Sites for New Housing*** includes an assessment of adequate sites for new housing based on the number of sites available to accommodate and service new housing units while maintaining a desirable vacancy rate.

Specific recommendations for revisions to the County's Housing Element programs are described in the proposed Housing Element Update. No changes are proposed to the County's land use regulations nor are any specific projects proposed in the Housing Element Update. Zoning Ordinance changes would be minor and mainly proposed to update the Zoning Ordinance to existing State requirements, which the County currently complies with. No changes in existing land use zones or densities are proposed.

While many of the County of Tulare's housing programs benefit residents in the incorporated jurisdictions, the purview of the Housing Element is on the unincorporated County. Each City and County jurisdiction in the State is required to prepare and adopt its own Housing Element as part of the local General Plan.

9. Surrounding land uses and setting (Brief description):

The County of Tulare is bordered by Fresno County to the north and Kern County to the south. Kings County is located on the west side of Tulare County while Inyo County borders the County to the east. The crest of the Sierras forms the eastern boundary with Inyo County. The northern border of Tulare County is an irregular line that passes just south of the City of Reedley and State Route 180. The southern border is a consistent east-west trending line, comprising the south standard parallel south of Mount Diablo, located north of the City of Delano. The western border generally trends north south in a straight-line north and south just east of Corcoran.

Tulare County is located in a geographically diverse region with the majestic peaks of the Sierra Nevada framing its eastern region, while its western portion includes the San Joaquin Valley floor, which is very fertile and extensively cultivated. Tulare and Fresno Counties consistently rank as the top leading agricultural-producing counties in the U.S. In addition to its agricultural production, the County's economic base also includes agricultural packing and shipping operations. Small and medium size manufacturing plants are located in the western part of the county and are increasing in number. Tulare County also contains various well known parks and open space areas including portions of Sequoia National Forest, Sequoia National Monument, Inyo National Forest, and Kings Canyon National Park. Sequoia National Park is entirely contained within the County.

Tulare County contains approximately 4,839 square miles (3,158,400 acres) within its' borders and can be divided into three general topographical zones: a valley region; a foothill region east of the valley area; and a mountain region just east of the foothills. The eastern half of the County is generally comprised of public lands, which include not only the parks listed above, but also the Mountain Home State Forest, Golden Trout Wilderness area, and portions of the Dome Land and south Sierra Wilderness areas.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

State of California Housing and Community Development

11. Tulare County General Plan Update Program Environmental Impact Report

The Tulare County General adopted a Program Environmental Impact Report in August of 2012. The Housing Element and this Negative Declaration intends to tier

off and use the Tulare County General Plan Update PEIR to evaluate impacts at a programmatic level equivalent to the Housing Elements as a County wide policy document.

The 2012 General Plan EIR evaluated potential impacts resulting from adoption and implementation of the General Plan. The information contained in this EIR is incorporated by reference and will be used to inform local decision makers and the general public impacts associated with the proposed project and to assist County officials in reviewing and considering adoption of the proposed project. The 2012 General Plan EIR will be used as a first-tier (or “program”) environmental document for subsequent environmental review including this Housing Element.

Also incorporated by reference is the revised General Plan Background Report, referred to as the 2010 Background Report. This highly informative document includes a great deal of information relevant to the environmental settings for various impact topics, in addition to providing relevant information to the Tulare County General Plan EIR. Because of the interrelatedness of the Housing Element and the Tulare County General Plan Update and PEIR documents, readers should consider all three documents as contributing to the County’s CEQA compliance for the proposed 2015 Housing Element Update.

Section 15150 of the CEQA Guidelines permits documents of lengthy technical detail to be incorporated by reference in a Negative Declaration. Specifically, Section 15150 states that a Negative Declaration may “incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public...”

Section 15146(b) of the CEQA Guidelines states that an EIR on a project such as the adoption or amendment of a local general plan “should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an Mitigated Negative Declaration or Negative Declaration on the specific construction projects that might follow.” The purpose of a PDEIR is to provide analysis on the effects that can be expected from implementation of the General Plan Update, but will not provide detail on the impacts of specific development or construction projects that might follow.

Tulare County General Plan EIR

The CEQA Guidelines provide information on the types of environmental analysis that can be used to analyze a project, and one of these is a Program EIR. According to the CEQA Guidelines (Section 15168[a]), a local agency may prepare a program-level EIR that can be characterized as one large project or series of actions that are linked geographically; logical parts of a chain of contemplated events; rules, regulations, or plans that govern the conduct of a continuing program; or individual activities carried out under the same authorizing statutory or regulatory authority and

having generally similar environmental effects that can be mitigated in similar ways.

A Program EIR can function as a first-tier environmental document that assesses and documents the broad environmental impacts of a program with the understanding that a more detailed site-specific review may be required to assess future projects implemented under the program. As described above, the analysis contained in the PEIR may also be used as a reference for subsequent environmental review of community plans, specific plans, infrastructure improvements, zoning amendments, impact fees, and other development plans and proposals within Tulare County.

With respect to the processing of subsequent projects, such as the Housing Element, in making optimal use of this PEIR, the County intends to take advantage of two separate, but complementary processes authorized by CEQA that are intended to streamline the review of projects consistent with approved general plans. These two processes are described below to put the public on notice of how, specifically, the County intends to use this EIR in the future.

A Tulare County General Plan Update Program EIR functions as a first-tier EIR. Thus, the scope of future site-specific approvals may be narrowed, pursuant to the rules for tiering set forth in CEQA Guidelines Section 15152. That section provides, for example, that where a first-tier EIR has “adequately addressed” the subject of cumulative impacts, such impacts need not be revisited in second- and/or third-tier documents. According to subdivision (f)(3) of Section 15152, significant effects identified in a first-tier EIR are adequately addressed, for purposes of later approvals, if the lead agency determines that such effects either (a) “have been mitigated or avoided as a result of the prior [EIR] and findings adopted in connection with that prior [EIR]” or (b) “have been examined at a sufficient level of detail in the prior [EIR] to enable those effects to be mitigated or avoided by site-specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.”

Second, future environmental review can also be streamlined pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183. These provisions generally limit the scope of necessary environmental review for site-specific approvals following the preparation of an EIR for a general plan. For such site-specific approvals, CEQA generally applies only to impacts that are “peculiar to the parcel or to the project” and that have not been disclosed in the general plan EIR, except where “substantial new information” shows that previously identified impacts will be more significant than previously assumed. Notably, impacts are considered not to be “peculiar to the parcel or to the project” if they can be substantially mitigated pursuant to previously adopted “uniformly applied development policies or standards.”

The General Plan PEIR was prepared as a Program EIR. As a Program EIR, the document focused on the overall effects of the General Plan Update. The nature of

general plans is such that many proposed policies are intended to be general, with details to be later determined during the implementation phases of the general plan. Consequently, many of the impacts and mitigation measures can only be described in general or qualitative terms.

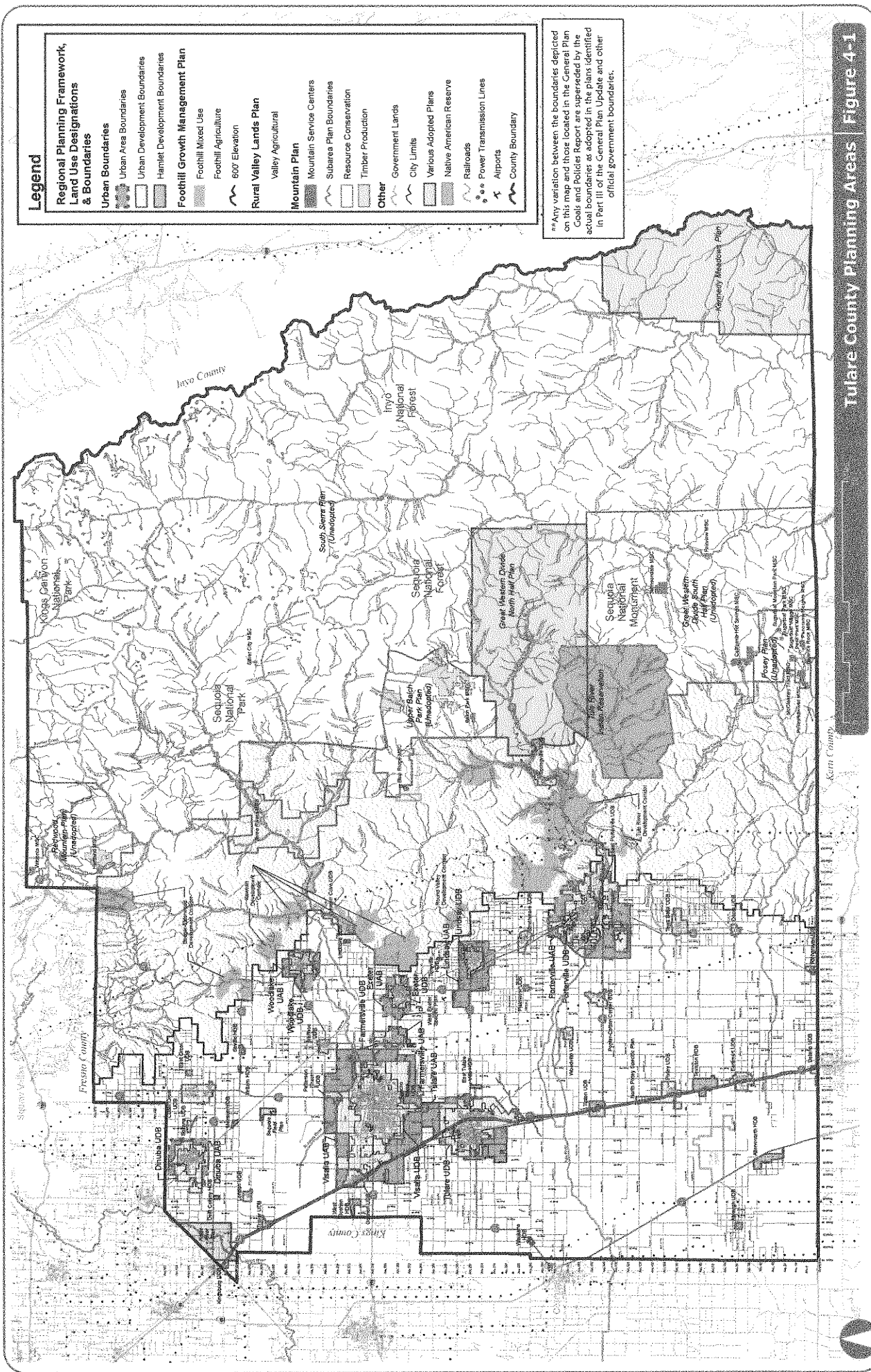
In January of 2008 the General Plan DEIR (prepared after the NOP comment period noted above) was circulated for public review and comment for an extended period of over 90 days (January 14, 2008 through April 15, 2008) to allow for maximum public involvement and input. During the public review period the County accepted approximately 90 written communications from agencies, organizations and individuals with comments on the General Plan Update and original DEIR. The County determined that several subjects within the Background Report and EIR warranted additional information, analysis or clarification and decided to revise and recirculate this RDEIR.

The General Plan Update PEIR contained a description of the proposed project, discusses potential proposed project impacts, and discusses measures (draft general plan policies and/or revisions to draft general plan policies) to be implemented to mitigate impacts found to be significant, as well as analyzes several proposed project alternatives.

The General Plan Update is intended to be self-mitigating, in that the policies and implementation measures are designed to mitigate environmental impacts. The PEIR clearly identified how the impacts of future development in Tulare County will be mitigated through the implementation of the policies and measures of the project. A significance criterion is an identifiable quantitative, qualitative, or performance level of a particular significant environmental effect that, if exceeded, indicates that the impact is considered to be significant.

The Tulare County Housing Element and Negative Declaration is designed to use the Tulare County General Plan Update Program EIR and incorporate the document by reference. The Housing Element, as a General Plan document is intended to be a self mitigating countywide policy document in the same vein as the Tulare County General Plan Update.

A copy of the Tulare County General Plan Update, Program EIR and Background Report are available for reference at 5961 S. Mooney Blvd. Visalia, CA 93277.



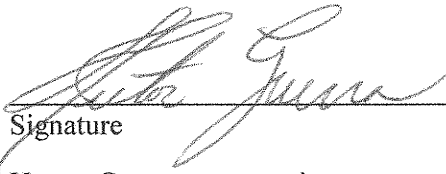
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

A. The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" "unless mitigated" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gases | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

B. DETERMINATION: On the basis of this initial evaluation:

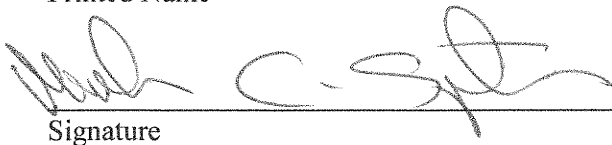
- ☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that a previous EIR or Negative Declaration may be utilized for this project - refer to Section E.


Signature

Date 8/27/15

Hector Guerra
Printed Name

Chief Environmental Planner
Title


Signature

Date 8/27/15

Michael C. Spata
Printed Name

Environmental Assessment Officer
Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

The following Checklist contains an extensive listing of the kind of environmental effects which result from development projects. Evaluation of the effects must take into account the whole of an action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts, in addition to reasonably foreseeable phases or corollary actions. The system used to rate the magnitude of potential effects is described as follows:

A *"Potentially Significant Impact"* is appropriate if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

A *"Less Than Significant With Mitigation Incorporation"* applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact."

A *"Less Than Significant Impact"* means that the environmental effect is present, but is minor in nature and/or not adverse, or is reduced to a level less than significant due to the application and enforcement of mandatory locally adopted standards.

"No Impact" indicates that the effect does not apply to the proposed project.

Using this rating system, evaluate the likelihood that the proposed project will have an effect in each of the environmental areas of concern listed below. At the end of each category, discuss the project-specific factors, locally adopted standards, and/or general plan elements that support your evaluation. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one proposed (e.g., Zone C of the FEMA maps). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project specific screening analysis). The explanation of each issue should identify:

- a) the significance criteria or threshold, if any, used to evaluate each question; and
- b) the mitigation measure identified, if any, to reduce the impact to less than significance

Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

"Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The mitigation measures must be described along with a brief

explanation on how they reduce the effect to a less than significant level (mitigation measures from Section E., “Earlier Analyses,” may be cross-referenced).

Earlier analyses may be used where, pursuant to the tiering program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 15063(c)(3)(D). In this case, a brief discussion should identify the following.

- a) Earlier Analysis Used. Identify and state where they are available for review.
- b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures Incorporated”, describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site- specific conditions for the project

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
1. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state or county designated scenic highway or county designated scenic road?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Analysis:

Tulare County is located in the Central Valley and extends over 4,839 square miles. The County is geographically diverse with mountainous areas, agricultural lands, and foothill areas. The County is bounded by Fresno County to the north and Kern County to the south. Kings County is located on the west side of Tulare County while Inyo County borders the County to the east. Scenic resources within Tulare County include the natural beauty associated with the Sierra Nevada and foothills areas, and the man-made alterations in the central and western portions of the County that provide much of the agricultural identity of the region. There are no designated state scenic highways within the County, but State Route (SR) 198 (east of SR 99) and SR 190 (east of SR 65) are eligible for designation. Both of these routes include agricultural as well as foothill and mountainous scenic resources. Open water views are part of the recreational value at the Lake Kaweah and Lake Success. The views of open fields, planted crops, and orchards are part of the variety and identity of the County as an agricultural area. (Tulare County General Plan Update EIR, 2012).

The Tulare County Housing Element Update (Update) does not involve the construction of any housing units but rather includes policies and programs that are designed to address the County's Regional Housing Needs Assessment (RHNA). Development projects that propose the construction of housing units will be subject to project specific review as well as CEQA review in most cases and aesthetic considerations, such as damage or degradation of scenic resources or visual character, effects on scenic vistas, and new sources of light and glare.

Existing General Plan policies will be implemented to avoid and/or minimize any potentially adverse impacts to scenic views (for example, *ERM-1.15 Minimize Lighting Impacts* wherein the County shall ensure that lighting associated with new development or facilities (including street lighting, recreational facilities, and parking) shall be designed to prevent artificial lighting from illuminating adjacent natural areas at a level greater than one foot candle above ambient conditions and *ERM-5.18 Night Sky Protection* wherein upon demonstrated interest by a community, mountain service center, or hamlet, the County will determine the best means by which to protect the visibility of the night sky. The Project area is not adjacent to or within a scenic corridor or vista. As with much of

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>Tulare County, the Sierra Nevada mountains are visible when conditions such as haze, fog, or air quality do not interfere with visibility with implementation of General Plan policies (for example, <i>SL-1.1 Natural Landscapes</i> and <i>ERM-1.8 Open Space Buffers</i>). Future development design will consider potential visual impacts to the surrounding areas, and set-back and building height limitations contained in the Tulare County Zone Ordinance will also prevent any adverse impacts to a scenic vista.</p> <p>a) The proposed Update is not location-specific, however; consistent with the policies noted above, it will not adversely affect any scenic vista; as such, it will not include any structures which may substantially impact a scenic vista. There will be No Impact to this resource.</p> <p>b) The proposed Update does not involve the construction of any housing units but rather includes policies and programs that are designed to address the County's Regional Housing Needs Assessment (RHNA). Development projects that propose the construction of housing units will be subject to project specific review as well as CEQA review, including aesthetic considerations. Most unincorporated communities within Tulare County are completely surrounded by agriculturally productive lands (such as vineyards, orchards, and row crops). As noted earlier, the intent of the Update is to provide housing opportunities for unincorporated communities; as such, the proposed Update will not damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state or county designated scenic highway or county designated scenic road. There will be No Impact to this resource.</p> <p>c) No additions are planned to the Update. As noted in the Analysis section for this resource, future development design will consider potential visual impacts to the surrounding areas, and set-back and building height limitations contained in the Tulare County Zone Ordinance will also prevent any adverse impacts to a scenic vista. The predominantly agricultural scenery surrounding the Community will remain unchanged. There will be No Impact to this resource.</p> <p>d) The proposed Update will not result in the creation of a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Various General Plan (GP) Policies are anticipated to minimize impacts from light or glare sources. Evening hour lighting for safety and security purposes cannot be determined until specific locations and development proposals are received. However, there are several GP Policies (such as <i>ERM-1.15 Minimize Lighting Impacts</i>, <i>LU-4.5 Commercial Building Design</i>, <i>LU-7.19 Minimize Lighting Impacts</i>, and <i>SL-1.2 Working Landscapes</i>) that require new development to minimize lighting impacts. The impact to this resource is Less Than Significant.</p>				
<p>2. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Analysis:

Agriculture and the preservation of agricultural resources are of primary concern in Tulare County. Tulare is the number one milk-processing County in the state and in the nation. Prime agricultural land is defined as those lands that contain the best combination of physical and chemical characteristics for the production of crops.

Tulare County covers an area approximately 4,839 square miles or 3,158,400 acres. The following information regarding important farmland and land under Williamson Act Contract within the County is described below.

Important Farmland

- Total area of important farmland in the entire County is 756,474 acres.
- Total area of important farmland within Urban Boundaries is 81,864 acres, of which:
 - 60,181 acres are classified Prime Farmland,
 - 2,159 acres are classified as Unique Farmland, and
 - 19,524 acres are classified as Farmland of Statewide Importance.
- Total area of important farmland outside Urban Boundaries is 674,610 acres.

Williamson Act Contracts

- Total area of land in the entire County under Williamson Act Contract is
- 1,083,641 acres, of which:
 - 66,510 acres are within Urban Boundaries.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact																								
<ul style="list-style-type: none">• Total area of land in the entire County under non-renewed Williamson Act Contract is 23,858 acres, of which:• 5,145 acres are within Urban Boundaries. <p>(Tulare County Draft General Plan Update EIR, 2012)</p> <p>The future development in Tulare County will be driven by population growth needs and the manner in which the distribution of growth will be directed and managed. The General Plan Update assumes that a majority of this growth will occur within the incorporated cities (established Urban Development Boundaries); with a lesser amount (up to 170,615 people) occurring within the County’s unincorporated communities and hamlets. (Tulare County General Plan Update EIR, 2012)</p> <p>a) The preservation of agricultural resources is a key goal of the General Plan 2030 Update, with the inclusion of several policies (see Policies AG-1.1 through AG-1.5 and AG-1.7 through AG-1.14) in the Agriculture Element and Land Use Element (see Policies LU-2.1 and LU-2.4) that have been designed to conserve the County’s existing agricultural resources. These policies call for the continued recognition of agriculture as the primary land use in the Valley and Foothill region of the County and the continued use of preservation programs (i.e., the California Land Conservation Act/Williamson Act) to protect existing agricultural lands. Other policies in the Agriculture, Land Use and Economic Development Elements (see Policies AG-2.1 through AG-2.6, AG-2.8 through AG-2.11, LU-2.2, and ED-2.10) have been designed to support the increased viability of agricultural production in Tulare County. These policies call for the continued cooperation with a variety of entities (including the UC Cooperative Extension, Tulare County Agricultural Advisory Committee, etc.) to promote the diversification of the local agricultural economy, expansion of global marketing opportunities, education, and support for biotechnology research and development opportunities designed to enhance the County’s agricultural sector. Policies from the Planning Framework and Land Use Elements have also been developed to focus future growth within established future growth areas (i.e., CACUDBs, HDBs and CACUABs) in an effort to minimize the conversion of important farmlands. These policies include PF-1.2 “Location of Urban Development” which requires the County to consider future growth within designated community areas where infrastructure is available or can be readily established in conjunction with future development (see PF-1.4 “Available Infrastructure”. Other policies include LU-2.1 “Agricultural Lands” which also calls for the maintenance of agriculturally designated lands. Additional policies have been developed for each of the County’s planning areas (i.e., Valley, Foothills, etc.) to address their own unique agricultural-related issues. These policies include RVLP-1.1 “Development Intensity”, RVLP-1.2 “Existing Parcels and Approvals”, RVLP-1.3 “Tulare County Agricultural Zones. RVLP-1.4 “Determination of Agricultural Land”, FGMP-1.10 “Development in Success Valley”, and FGMP-5.1 “Protect Agricultural Lands”. The impact to this resource is <i>Less Than Significant</i>.</p> <p style="text-align: center;">GENERAL PLAN POLICIES AND IMPLEMENTATION MEASURES</p> <table><tr><th colspan="4">Agriculture, Land Use and Economic Development Elements</th></tr><tr><td colspan="4">Policies designed to conserve agricultural resources within the County include the following:</td></tr><tr><td>AG-1.1</td><td>Primary Land Use</td><td>AG-1.9</td><td>Agricultural Preserves Outside Urban Boundaries</td></tr><tr><td>AG-1.2</td><td>Coordination</td><td>AG-1.10</td><td>Extension of Infrastructure Into Agricultural Areas</td></tr><tr><td>AG-1.3</td><td>Williamson Act</td><td>AG-1.11</td><td>Agricultural Buffers</td></tr><tr><td>AG-1.4</td><td>Williamson Act in UDBs and HDBs</td><td>AG-1.12</td><td>Ranchettes</td></tr></table>					Agriculture, Land Use and Economic Development Elements				Policies designed to conserve agricultural resources within the County include the following:				AG-1.1	Primary Land Use	AG-1.9	Agricultural Preserves Outside Urban Boundaries	AG-1.2	Coordination	AG-1.10	Extension of Infrastructure Into Agricultural Areas	AG-1.3	Williamson Act	AG-1.11	Agricultural Buffers	AG-1.4	Williamson Act in UDBs and HDBs	AG-1.12	Ranchettes
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AG-1.4	Williamson Act in UDBs and HDBs	AG-1.12	Ranchettes																									

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
AG-1.5	Substandard Williamson Act Parcels	AG-1.13	Agricultural Related Uses		
AG-1.6	Conservation Easements	AG-1.14	Right-to-Farm Noticing		
AG-1.7	Preservation of Agricultural Lands	LU-2.1	Agricultural Lands		
AG-1.8	Agriculture Within Urban Boundaries	LU-2.4	Residential Agriculture Uses		
Policies designed to promote the continued productivity and employment of agricultural resources within the County include the following:					
AG-2.1	Diversified Agriculture	AG-2.8	Agricultural Education Programs		
AG-2.2	Market Research	AG-2.9	Global Marketing		
AG-2.3	Technical Assistance	AG-2.10	Regional Transportation		
AG-2.4	Crop Care Education	AG-2.11	Energy Production		
AG-2.5	High-Value-Added Food Processing	ED-2.10	Supporting Agricultural Industry		
AG-2.6	Biotechnology and Biofuels	LU-2.2	Agricultural Parcel Splits		
Implementation measures designed to protect and conserve agricultural resources within the County include the following:					
Agriculture Implementation Measure #1		Agriculture Implementation Measure #7			
Agriculture Implementation Measure #2		Agriculture Implementation Measure #8			
Agriculture Implementation Measure #3		Agriculture Implementation Measure #9			
Agriculture Implementation Measure #4		ED Implementation Measure #4			
Agriculture Implementation Measure #5		ED Implementation Measures #5			
Agriculture Implementation Measure #6					
Planning Framework and Land Use Elements					
Policies designed to promote future development patterns that focus growth within established community areas include the following:					
LU-1.8	Encourage Infill Development	LU-2.6	Industrial Development		
LU-2.1	Agricultural Lands	PF-1.1	Maintain Urban Edges		
LU-2.2	Agricultural Parcel Splits	PF-1.2	Location of Urban Development		
LU-2.4	Residential Agriculture Uses	PF-1.3	Land Uses in UDBs/HDBs		
LU-2.5	Agricultural Support Facilities	PF-1.4	Available Infrastructure		
Rural Valley Lands Plan, Foothill Growth Management Plan, and Mountain Framework Plan					
Similar policies designed to conserve and encourage the continued economic value of agricultural resources within the various planning areas include the following:					
RVLP-1.1	Development Intensity	FGMP-1.10	Development in Success Valley		
RVLP-1.2	Existing Parcels and Approvals	FGMP-5.1	Protect Agricultural Lands		
RVLP-1.3	Tulare County Agricultural Zones	M-1.9	Agricultural Preserves		
RVLP-1.4	Determination of Agriculture Land				

b) It can be assumed that some future development subsequent to the General Plan 2030 Update will occur on lands currently subject to a Williamson Act contract. Future development subsequent to the General Plan 2030 Update would primarily occur within future growth areas (i.e., CACUDBs, HDBs and CACUABs). It is further assumed that the proper procedures (including minimizing early termination of active contracts), contained within the Williamson Act itself, will be followed as development within the County occurs under the General Plan 2030 Update. As of 2006 the County had 1,094,150 acres of land under Williamson Act Contract and 23,860 acres under non-renewed Williamson Act Contract. According to California Department of Conservation, Division of Land Resource Protection data (2007) of the land under Williamson Act Contract in 2006; 66,510 acres were within the County’s unincorporated community areas. Of the land under non-renewed Williamson Act Contract, 5,150 acres are within unincorporated community areas.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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One of the functions of the Williamson Act is to encourage orderly development while discouraging premature development of agricultural lands (with active Williamson Act contracts). This purpose is also reflected in the General Plan 2030 Update, which contains policies to focus future growth within established community areas (including CACUDB and HDB areas) in an effort to minimize the conversion of important farmlands. These policies from the Planning Framework portion of the Goals and Policies Report (Part I of the General Plan 2030 Update) include PF-1.2 "Location of Urban Development" which requires the County to consider future growth within designated CACUDBs or within unincorporated community and hamlets CACUDB or HDB areas where infrastructure is available or can be readily established in conjunction with future development (see PF-1.4 "Available Infrastructure"). A variety of other policies within the Agriculture, Land Use and Economic Development Elements discourage premature conversion (see Policies AG-1.1 through AG-1.14, LU-2.6, LU-2.7 and LU-2.8) and support the continued use of preservation programs (i.e., conservation easements and the California Land Conservation Act) to protect existing agricultural lands. Specifically, AG-1.3 "Williamson Act" promotes the provisions of the Williamson Act on all agricultural lands throughout the County and AG-1.4 "Williamson Act in UDBs and HDBs" which only supports Williamson Act non-renewal or cancellation processes (that meet State law) for lands within CACUDB and HDB areas. However, these issues may need to be evaluated in the site-specific environmental review for future development proposals. The impact to this resource is *Less Than Significant*.

GENERAL PLAN POLICIES AND IMPLEMENTATION MEASURES

Agriculture, Land Use and Economic Development Elements

Policies designed to conserve agricultural resources within the County include the following:

AG-1.1	Primary Land Use	AG-1.9	Agricultural Preserves Outside Urban Boundaries
AG-1.2	Coordination	AG-1.10	Extension of Infrastructure Into Agricultural Areas
AG-1.3	Williamson Act	AG-1.11	Agricultural Buffers
AG-1.4	Williamson Act in UDBs and HDBs	AG-1.12	Ranchettes
AG-1.5	Substandard Williamson Act Parcels	AG-1.13	Agricultural Related Uses
AG-1.6	Conservation Easements	AG-1.14	Right-to-Farm Noticing
AG-1.7	Preservation of Agricultural Lands	LU-2.1	Agricultural Lands
AG-1.8	Agriculture Within Urban Boundaries	LU-2.4	Residential Agriculture Uses

Implementation measures designed to protect and conserve agricultural resources within the County include the following:

Agriculture Implementation Measure #1	Agriculture Implementation Measure #7
Agriculture Implementation Measure #2	Agriculture Implementation Measure #8
Agriculture Implementation Measure #3	Agriculture Implementation Measure #9
Agriculture Implementation Measure #4	ED Implementation Measure #4
Agriculture Implementation Measure #5	ED Implementation Measures #5
Agriculture Implementation Measure #6	

Planning Framework and Land Use Elements

Policies designed to promote future development patterns that focus growth within established community areas include the following:

LU-1.8	Encourage Infill Development	LU-2.6	Industrial Development
LU-2.1	Agricultural Lands	PF-1.1	Maintain Urban Edges
LU-2.2	Agricultural Parcel Splits	PF-1.2	Location of Urban Development
LU-2.4	Residential Agriculture Uses	PF-1.3	Land Uses in UDBs/HDBs
LU-2.5	Agricultural Support Facilities	PF-1.4	Available Infrastructure

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c-e) The Tulare County Housing Element does not include the actual physical development of housing units or the rezoning of agricultural lands. However, the Housing Element generally encourages the appropriate actions necessary to provide adequate housing for the County's housing needs. If development within the County of Tulare proposes the conversion of agricultural land, the County will conduct environmental review prior to the rezoning of any parcel that is Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as well as any parcel that is currently under Williamson Act contract. The Update would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)); it would not result in the loss of forest land or conversion of forest land to non-forest use; and it would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use There will be <i>Less Than Significant Impact</i> to these resources.				
3. AIR QUALITY -- Where available, significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Analysis:</p> <p>The proposed Update is located within the San Joaquin Valley Air Basin (SJVAB), a continuous inter-mountain air basin. The Sierra Nevada Range forms the eastern boundary; the Coast Range forms the western boundary; and the Tehachapi Mountains form the southern boundary. These topographic features restrict air movement through and beyond the SJVAB. The SJVAB is comprised of San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, and Tulare Counties and the valley portion of Kern County; it is approximately 25,000 square miles in</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>area. Tulare County lies within the southern portion of the SJVAB. The SJVAB is managed by the San Joaquin Valley Unified Air Pollution Control District (SJVAPCD or Air District).</p> <p>Both the federal government (through the United State Environmental Protection Agency (EPA)) and the State of California (through the California Air Resources Board (ARB)) have established health-based ambient air quality standards (AAQS) for six air pollutants, commonly referred to as “criteria pollutants.” The six criteria pollutants are: carbon monoxide (CO), ozone (O3), sulfur dioxide (SO2), nitrogen dioxide (NO2), particulate matter (PM10 and PM2.5), and lead (Pb).</p> <p>National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) have been established for each criteria pollutant to protect the public health and welfare. The federal and state standards were developed independently with differing purposes and methods, although both processes are intended to avoid health-related effects. As a result, the federal and state standards differ in some cases. In general, the California state standards are more stringent.</p> <p>The Federal Clean Air Act requires EPA to set NAAQS for the six criteria pollutants, noted above, that occur throughout the United States. Of the six pollutants, particle pollution and ground-level ozone are the most widespread health threats. EPA regulates the criteria pollutants by developing human health-based and/or environmentally-based criteria (science-based guidelines) for setting permissible levels. The set of limits based on human health is called primary standards. Another set of limits intended to prevent environmental and property damage is called secondary standards.</p> <p>EPA is required to designate areas as meeting (attainment), or not meeting (nonattainment), the air pollutant standards. The Federal Clean Air Act (CAA) further classifies nonattainment areas based on the severity of the nonattainment problem, with marginal, moderate, serious, severe, and extreme nonattainment classifications for ozone. Nonattainment classifications for PM range from marginal to serious. The Federal CAA requires areas with air quality violating the NAAQS to prepare an air quality control plan referred to as the State Implementation Plan (SIP). The SIP contains the strategies and control measures that states will use to attain the NAAQS. The Federal CAA amendments of 1990 require states containing areas that violate the NAAQS to revise their SIP to incorporate additional control measures to reduce air pollution. The SIP is periodically modified to reflect the latest emissions inventories, planning documents, rules, and regulations of Air Basins as reported by the agencies with jurisdiction over them. The EPA reviews SIPs to determine if they conform to the mandates of the Federal CAA amendments and will achieve air quality goals when implemented. If the EPA determines a SIP to be inadequate, it may prepare a Federal Implementation Plan (FIP) for the nonattainment area and impose additional control measures.</p> <p>The SJVAB is designated non-attainment of state and federal health based air quality standards for ozone and respirable particulate matter (PM). The federal classification for the SJVAB is extreme non-attainment for the 8-hour ozone standard. To meet Federal Clean Air Act requirements, the District adopted the 2007 Ozone Plan on April 30, 2007. The ARB approved the Plan on June 14, 2007, while the EPA approved the Plan effective April 30, 2012. The Plan projects that the Valley will achieve the 8-hour ozone standard for all areas of the SJVAB no later than 2023. The PM10 standard was been achieved and the US EPA re-classified the Air District as in attainment on September 25, 2008. Even after achieving the PM10 standard, the Air District is currently a PM10 Maintenance Area and all rules and regulations are still in effect. The SJVAB is designated non-attainment for the</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>new state and federal PM2.5 (particulate matter less than 2.5 micrometers in diameter) annual standard. The District's federal PM2.5 attainment plan was adopted in December 2012. Measures contained in the 2007 PM10 Maintenance Plan will also help reduce PM2.5 levels and will provide progress toward attainment until new measures are implemented for the PM2.5 Plan, if needed. The State does not have an attainment deadline for the ozone standards; however, it does require implementation of all feasible measures to achieve attainment at the earliest date possible. State PM10 and PM2.5 standards have no attainment planning requirements, but must demonstrate that all measures feasible for the area have been adopted.</p> <p>In addition to consistency with Valley Air District attainment plans, the Tulare County General Plan has a number of policies that apply to projects within County of Tulare. For example, General Plan policies that would apply to future development in the Project area include <i>AQ-1.1 Cooperation with Other Agencies</i> wherein the County shall partner with the Air District, Tulare County Association of Governments (TCAG), and the California Air Resource Board to achieve better air quality conditions locally and regionally; <i>AQ-1.2 Cooperation with Local Jurisdictions</i> wherein the County shall participate with cities, surrounding counties, and regional agencies to address cross-jurisdictional transportation and air quality issue; <i>AQ-1.3 Cumulative Air Quality Impacts</i> wherein the County shall require development to be located, designed, and constructed in a manner that would minimize cumulative air quality impacts. Applicants shall be required to proposed alternatives as part of the State CEQA process that reduce air emissions and enhance, rather than harm, the environment; <i>AQ-1.4 Air Quality Land Use Compatibility</i> wherein the County shall evaluate the compatibility of industrial or other developments which are likely to cause undesirable air pollution with regard to proximity to sensitive land uses, and wind direction and circulation in an effort to alleviate effects upon sensitive receptors; <i>AQ-1.5 California Environmental Quality Act (CEQA) Compliance</i> wherein the County shall ensure that air quality impacts identified during the CEQA review process are consistently and reasonable mitigated when feasible; <i>AQ-3.6 Mixed Land Uses</i> wherein the County shall encourage the clustering of land uses that generate high trip volumes, especially when such uses can be mixed with support services and where they can be served by public transportation; and <i>AQ-4.2 Dust Suppression Measures</i> wherein the County shall require developers to implement dust suppression measures during excavation, grading, and site preparation activities consistent with SJVAPCD Regulation VIII – Fugitive Dust Prohibitions. Among General Plan policies regarding land uses which benefit air quality are <i>LU-1.1: Smart Growth and Healthy Communities</i>; <i>LU-1.4: Compact Development</i>; <i>LU-1.8: Encourage Infill Development</i>; <i>LU-3.2: Cluster Development</i>; <i>LU-3.3: and High-Density Residential Locations</i>.</p> <p>The SJVAPCD is the regulatory agency for air pollution control in the SJVAB and is the local agency empowered to regulate air pollutant emissions for the Housing Element Update area. The entire SJVAB is designated non-attainment for ozone and particulate matter (PM10 and PM2.5). As noted earlier, the Housing Element is a policy document and does not involve the construction of housing that would violate air quality standards, result in a net increase in pollutants, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors. Furthermore, the Element does not conflict with applicable air quality plans. However, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County's share of the housing need contained in the RHNA. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing. This has the potential to result in the release of pollutants and a cumulative increase in criteria pollutants. However, as noted earlier, each project that involves the construction of housing units or substantial rehabilitation will be subject to project-specific environmental review. At such time, determination will be made as to whether that project will result in potentially significant impacts to air quality.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact		
<p>The Draft Tulare County 2015 Housing Element is designed to address the projected housing needs of current and future County residents. The update does not propose any actions that would directly result in development of a specific site or fundamentally change a community within the unincorporated area of Tulare County. Although adoption of the Housing Element will facilitate residential development, any specific projects resulting from the implementation of the Update would be subject to environmental review to address the individual and cumulative impact upon air quality, including the increase of greenhouse gases. Application of these policies and County standards will result in <i>Less Than Significant Impacts</i>.</p> <p>Additionally, a variety of policies are designed to address construction-related air quality impacts including requiring contractors to implement appropriate dust suppression measures (see Policy AQ-4.2 “Dust Suppression Measures”). Other policies include policies AQ-2.2 “Indirect Source Review”, AQ-4.1 “Air Pollution Control Technology” and AQ-4.3 “Paving or Treatment of Roadways for Reduced Air Emissions.” The California Air Resources Board (CARB) and SJVAPCD regulations also reduce this impact. CARB has adopted regulations for New Off-Road Diesel Engines and Equipment that result in cleaner equipment being placed in service as older, higher emitting equipment is retired. CARB also adopted the In-Use Off-Road Diesel Vehicle Regulation requiring NOx and PM10 emission reductions from equipment and vehicles currently in operation. SJVAPCD Regulation VIII includes requirements to control fugitive dust emissions during construction activities and requires commercial projects over 5 acres and residential projects over 10 acres to file a Dust Control Plan. With implementation of the above mentioned policies and regulations, this impact is considered <i>Less Than Significant</i>.</p> <p>Policies included as part of the General Plan Update and regulations that would minimize this impact are summarized below. The General Plan Update was designed specifically to address a variety of air quality issues including the need to reduce vehicle and other operational-related air quality emissions. Individual projects to be developed under the proposed project would be subject to SJVAPCD Rules and Regulations, including Rule 9510 (Indirect Source Review), if applicable, Regulation VIII (Fugitive Dust Prohibitions), and other rules as summarized below. Specific policies direct the County to improve air quality through a regional approach with interagency cooperation (see Policies AQ-1.1 through AQ-1.7). Other policies call for the reduction of air emissions associated with transportation (see Policies AQ-2.1 through AQ-2.5). Additional policies call for a variety of strategies designed to improve air quality through land use planning (see Policies AQ-3.1 through AQ-3.6, LU-1.1 through LU-1.4, and LU-1.8), implement the best available controls to regulate air emissions (see Policies AQ-4.1 through AQ-4.4 and encourage energy conservation (see Policies ERM-4.1 through ERM-4.6).</p> <p style="text-align: center;">GENERAL PLAN UPDATE POLICIES AND IMPLEMENTATION MEASURES</p> <table><tr><th>Air Quality Element</th></tr><tr><td><p>Policies designed to improve air quality through a regional approach and interagency cooperation include the following:</p><p>AQ-1.1 Cooperation with Other Agencies AQ-1.2 Cooperation with Local Jurisdictions AQ-1.3 Cumulative Air Quality Impacts AQ-1.4 Air Quality Land Use Compatibility AQ-1.5 California Environmental Quality Act (CEQA) Compliance AQ-1.6 Purchase of Low Emission/Alternative Fuel Vehicles AQ-1.7 Support Statewide Climate Change Solutions</p><p>Policies and implementation measures designed to improve air quality by reducing air emissions related to transportation include</p></td></tr></table>					Air Quality Element	<p>Policies designed to improve air quality through a regional approach and interagency cooperation include the following:</p> <p>AQ-1.1 Cooperation with Other Agencies AQ-1.2 Cooperation with Local Jurisdictions AQ-1.3 Cumulative Air Quality Impacts AQ-1.4 Air Quality Land Use Compatibility AQ-1.5 California Environmental Quality Act (CEQA) Compliance AQ-1.6 Purchase of Low Emission/Alternative Fuel Vehicles AQ-1.7 Support Statewide Climate Change Solutions</p> <p>Policies and implementation measures designed to improve air quality by reducing air emissions related to transportation include</p>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>the following:</p> <p>AQ-2.1 Transportation Demand Management Programs AQ-2.2 Indirect Source Review AQ-2.3 Transportation and Air Quality AQ-2.4 Transportation Management Associations AQ-2.5 Ridesharing AQ Implementation Measure #8</p> <p>Policies and implementation measures designed to improve air quality and minimize impacts to human health and the economy of the County through smart land use planning and design include the following:</p> <p>AQ-3.1 Location of Support Services AQ-3.2 Infill Near Employment AQ-3.3 Street Design AQ-3.4 Landscape AQ-3.5 Alternative Energy Design AQ-3.6 Mixed Land Uses AQ Implementation Measure #11 and #12</p> <p>Policies designed to implement the best available controls and monitoring to regulate air emissions include the following:</p> <p>AQ-4.1 Air Pollution Control Technology AQ-4.2 Dust Suppression Measures AQ-4.3 Paving or Treatment of Roadways for Reduced Air Emissions AQ-4.4 Wood Burning Devices</p>				
<p style="text-align: center;">Land Use Element</p> <p>Policies designed to encourage economic and social growth while retaining quality of life standards include the following:</p> <p>LU-1.1 Smart Growth and Healthy Communities LU-1.2 Innovative Development LU-1.3 Prevent Incompatible Uses LU-1.4 Compact Development LU-1.8 Encourage Infill Development</p>				
<p style="text-align: center;">Environmental Resources Management Element</p> <p>Policies designed to encourage energy conservation in new and developing developments include the following:</p> <p>ERM-4.1 Energy Conservation and Efficiency Measures ERM-4.2 Streetscape and Parking Area Improvements for Energy Conservation ERM-4.3 Local and State Programs ERM-4.4 Promote Energy Conservation Awareness ERM-4.5 Advance Planning ERM-4.6 Renewable Energy</p>				
<p>a) Air quality plans (also known as attainment plans) and subsequent rules are used to bring the applicable air basin into attainment with federal ambient air quality standards designed to protect the health and safety of residents within that air basin. The Update does not propose additional land for development beyond those lands already designated by the Tulare County General Plan. The Update will comply with all of the District's applicable rules and regulations. Therefore, the proposed Update does not conflict with or obstruct implementation of any applicable air quality plan or rule. There will be Less Than Significant Impact to this resource.</p> <p>b) As noted in item a., above, the proposed Project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. There will be Less Than Significant Impact as a result of this Update.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>c) As development occurs each will be evaluated to ensure that emission control techniques are implemented consistent with Air District rules and regulations. For example, the Air District's threshold of significance and compliance with Air District Rule 9510 (Indirect Source Review) will ensure that cumulative growth does not result in an overall increase in emissions in the air basin and would not jeopardize attainment plan deadlines. The Update proposes no change to land use designations currently contained within the Tulare County General Plan. Therefore, there will be a <i>Less Than Significant Impact</i> as a result of this Update.</p> <p>d) The Update would not expose sensitive receptors to substantial pollutant concentrations. Consistent with the Valley Air District's definition of "sensitive receptors". The District considers a sensitive receptor to be a location that houses or attracts children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Examples of sensitive receptors include hospitals, residences, convalescent facilities, and schools.</p> <p><i>Construction: ROG</i> - During architectural coatings (painting), ROG is emitted. The amount emitted is dependent on the amount of ROG (or VOC) in the paint. ROG emissions are typically an indoor air quality health hazard concern and not an outdoor air quality health hazard concern. There are three types of asphalt that are typically used in paving: asphalt cements, cutback asphalts, and emulsified asphalts. However, District Rule 4641 prohibits the use of the following types of asphalt: rapid cure cutback asphalt; medium cure cutback asphalt; slow cure asphalt that contains more than one-half (0.5) percent of organic compounds that evaporate at 500 degrees Fahrenheit (°F) or lower; and emulsified asphalt containing organic compounds, in excess of 3 percent by volume, that evaporate at 500°F or lower. An exception to this is medium cure asphalt when the National Weather Service official forecast of the high temperature for the 24-hour period following application is below 50°F. The acute (short-term) health effects from worker direct exposure to asphalt fumes include irritation of the eyes, nose, and throat. Other effects include respiratory tract symptoms and pulmonary function changes. The studies were based on occupational exposure of fumes. Residents are not in the immediate vicinity of the fumes; therefore, they would not be subjected to concentrations high enough to evoke a negative response. In addition, the restrictions that are placed on asphalt in the San Joaquin Valley reduce ROG emissions from asphalt and exposure. The impact to nearby sensitive receptors from ROG during construction is less than significant.</p> <p><i>Operation: ROG</i> - During operation, ROG would be emitted primarily from motor vehicles. Direct exposure to ROG from project motor vehicles would not result in health effects, because the ROG would be distributed across miles and miles of roadway and dispersed in the air. The concentrations would not be great enough to result in direct health effects.</p> <p><i>Construction: NO_x, PM₁₀, PM_{2.5}</i> -The specific location and timing of construction projects is not known. Therefore, localized impacts from construction equipment cannot be determined and would be speculative. Tulare County will consult with the SJVAPCD on individual projects to determine if screening or modeling would be required to identify potentially significant impacts.</p> <p><i>Operation: PM₁₀, PM_{2.5}, CO, NO₂</i> -Localized concentrations of PM₁₀, PM_{2.5}, CO, and NO₂ cannot be determined prior to identifying specific projects and their emissions. Therefore, localized impacts from project operations cannot be determined and would be speculative. Tulare County will consult with the SJVAPCD on individual projects to determine if screening or modeling would be required to identify potentially significant impacts.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p><i>Construction: Toxic Air Contaminants</i> - The specific location and timing of construction projects is not known. Therefore, localized impacts from TAC emissions from construction equipment cannot be determined and would be speculative. Tulare County will consult with the SJVAPCD on individual projects to determine if screening or modeling would be required to identify potentially significant impacts.</p> <p><i>Operation: Toxic Air Contaminants</i> - No new sources of TAC emissions are specifically proposed in the Update and the location of projects containing sensitive receptors has not been determined. Therefore, impacts from TAC emissions on sensitive receptors would be speculative. In order to ensure that development of residential uses within Tulare County does not expose sensitive receptors to significant impacts from TAC emissions, Tulare County will review individual projects to determine if the ARB Air Quality Land Use Handbook screening criteria (presented in Table 7 of the Handbook). Projects that exceed the screening criteria will undergo analysis using screening models or may require dispersion modeling and a health risk assessment. Tulare County will consult with the SJVAPCD for guidance on the appropriate screening tools and modeling protocols.</p> <p>Therefore, the impact to this resource item is <i>Less Than Significant</i>.</p> <p>e) The Update would not create objectionable odors affecting a substantial number of people. Consistent with the Valley Air District's definition of "sensitive receptors"; potential odor impacts on residential areas and other sensitive receptors, such as hospitals, day-care centers, schools, etc., would warrant the closest scrutiny, but consideration could also be given to other land uses where people may congregate, such as recreational facilities, worksites, and commercial areas.</p> <p>Two situations create a potential for odor impact. The first occurs when a new odor source is located near an existing sensitive receptor. The second occurs when a new sensitive receptor locates near an existing source of odor. The Air District's 2002 Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI) has determined the common land use types that are known to produce odors in the Basin (for example, an auto body shop; see Table 4-2, page 27, in the GAMAQI).</p> <p>According to the SJVAPCD's 2002 GAMAQI, analysis of potential odor impacts should be conducted for the following two situations:</p> <p>Generators: projects that would potentially generate odorous emissions proposed to locate near existing sensitive receptors or other land uses where people may congregate, and</p> <p>Receivers: residential or other sensitive receptor projects or other projects built for the intent of attracting people locating near existing odor sources.</p> <p>No specific projects containing sensitive receptors are proposed near potential odor sources and no new projects are proposed that are considered odor generators near existing sensitive receptors. A more detailed analysis including a review of District odor complaint records is recommended. The detailed analysis would involve contacting the District's Compliance Division for information regarding odor complaints. For a project locating near an existing source of odors, the project should be identified as having a significant odor impact if it is proposed for a site that is closer to an existing odor source than any location where there have been:</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>More than one <i>confirmed</i> complaint per year averaged over a three-year period, or Three <i>unconfirmed</i> complaints per year averaged over a three-year period.</p> <p>Agricultural operations are exempt from the District's nuisance rule. Therefore, odors from dairies and in field composting operations would not be subject to complaint reporting. However, the Tulare County General Plan Recirculated Environmental Impact Report (REIR) indicated that General Plan Policies AQ-3.1 through AQ-3.6, LU-1.1 through LU-1.4, and LU-1.8, and implementation of Air District rules/regulations on dairy and feedlot operations would also help to reduce this potential impact. The REIR concluded that compliance with policies and regulations would be adequate to reduce this impact to less than significant. Therefore, any potential odor impacts would be considered <i>Less Than Significant</i>.</p>				
4. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological re-sources, such as a tree	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
preservation policy or ordinance?				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis:

The Tulare County General Plan has a number of policies that apply to projects within Tulare County. For example, General Plan policies that would apply to future development in the potential residential development areas include ERM-1.1 Protection of Rare and Endangered Species wherein the County shall ensure the protection of environmentally sensitive wildlife and plant life, including those species designated as rare, threatened, and/or endangered by State and/or Federal government, through compatible land use development; ERM-1.17 Conservation Plan Coordination wherein the County shall coordinate with local, State, and federal habitat conservation planning efforts (including Section 10 Habitat Conservation Plan) to protect critical habitat areas that support endangered species and other special-status species; and ERM-2.7 Minimize Adverse Impacts wherein the County will minimize the adverse effects on environmental features such as water quality and quantity, air quality, flood plains, geophysical characteristics, biotic, archaeological, and aesthetic factors.

The preservation of open space areas and biological resources is a key goal of the General Plan 2030 Update, with the inclusion of several policies in the Environmental Resources Management Element. Policies ERM-1.1 through ERM-1.6, ERM-1.8, and ERM-1.12 require the County to protect key sensitive habitats (i.e., riparian, wetlands, and oak woodlands, etc.) by encouraging future County growth outside these sensitive habitat areas. Planting native vegetation in order to provide habitat conditions suitable for native vegetation and wildlife is encouraged in Policy ERM-1.7. Policy ERM-1.9 encourages the County to work with other government land management agencies to preserve and protect sensitive habitat areas. Policy ERM-1.14 directs the County to support the establishment and administration of a mitigation banking program. Policy ERM-5.8 requires the County to address development impacts to local waterways through the use of lakefront and river bank vegetation buffers designed to protect habitats and the scenic quality of local lakes and water courses. The Environmental Resources Management Element also includes Implementation Measures #2, #3, #5, #7, #10, #11, #13, #14 and #54, which are designed to protect sensitive habitats and their associated species (i.e., Pixley National Wildlife Refuge, etc.). ERM Implementation Measures #4, #6, #8, and #9 have also been developed to identify and mitigate impacts to affected habitats and species (both plant and wildlife) resulting from the General Plan 2030 Update.

The General Plan 2030 Update also includes a number of similar policies in the Foothill Growth Management Plan (FGMP) (see Policies FGMP-5.1, FGMP-8.1, FGMP-8.5, FGMP-8.12, FGMP-8.13, FGMP-8.14, and FGMP-8.19) that have been developed to address sensitive habitats and species specific to this unique County area.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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GENERAL PLAN UPDATE POLICIES AND IMPLEMENTATION MEASURES

Environmental Resources Management Element

Policies designed to protect sensitive habitats from the impacts of future development in Tulare County include the following:

ERM-1.1	Protection of Rare and Endangered Species	ERM-1.12	Management of Oak Woodland Communities
ERM-1.2	Development in Environmentally Sensitive Areas	ERM-1.13	Pesticides
ERM-1.3	Encourage Cluster Development	ERM-1.14	Mitigation and Conservation Banking Program
ERM-1.4	Protect Riparian Areas	ERM-5.8	Watercourse Development
ERM-1.5	Riparian Management Plans and Mining Reclamation Plans	ERM-5.15	Open Space Preservation
ERM-1.6	Management of Wetlands	ERM Implementation Measures #2, #5, #7, #8, #9, #10, #11, #13, #14, and #54	
ERM-1.7	Planting of Native Vegetation		
ERM-1.8	Open Space Buffers		
ERM-1.9	Coordination of Management on Adjacent Lands		

Implementation Measures designed to identify and mitigate the impact of development on key biological resources include the following:

ERM Implementation Measure #3
ERM Implementation Measure #4
ERM Implementation Measure #6

Foothill Growth Management Plan

Policies designed to preserve and maintain biological resources within the Foothill Growth Management Plan include the following:

FGMP-4.1	Identification of Environmentally Sensitive Areas	FGMP-8.12	Vegetation Removal
FGMP-5.1	Protect Agricultural Lands	FGMP-8.13	Use of Native Landscaping
FGMP-8.1	Riparian Area Development	FGMP-8.14	Identification of Wildlife
FGMP-8.5	Protection of Lakes	FGMP-8.19	Preservation of Unique Features
FGMP-8.9	Removal of Natural Vegetation	FGMP Implementation Measures #15, #23, and #26	

a-e) The adoption of the 2015 Housing Element, which is a policy plan for the County, will not adversely impact biological resources, special status habitat, wetlands, wildlife movement, local policies protecting biological resources, or conflict with an adopted habitat conservation plan or state habitat conservation plan. However, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County's share of the regional housing need (RHNA). These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing. This development is expected to occur in urbanized areas in or in close proximity to existing communities or jurisdictions in the County away from established migratory routes or concentrations of biological resources. Any future housing development will be subject to project-specific CEQA review. Therefore, any potential odor impacts would be considered as ***Less Than Significant***.

f) The Kern Water Bank Habitat Conservation Plan (KWBHCP) is the only approved multi-species habitat conservation plan that exists in Tulare County. The adoption of the 2015 Housing Element, which is a policy plan for the County, will not conflict with the provisions of the KWBHCP. As such, potential development projects are not expected to conflict with local policies or habitat conservation plans. Therefore, there will be ***No Impact*** as a result of the Update.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
5. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disturb unique architectural features or the character of surrounding buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Analysis:</p> <p>The Tulare County General Plan has a number of policies that apply to projects within the County of Tulare. General Plan policies that relate to the proposed Project area includes <i>ERM-6.1 Evaluation of Cultural and Archaeological Resources</i> wherein the County shall participate in and support efforts to identify its significant cultural and archaeological resources using appropriate State and Federal standard; <i>ERM-6.2 Protection of Resources with Potential State or Federal Designations</i> wherein the County shall protect cultural and archaeological sites with demonstrated potential for placement on the National Register of Historic Places and/or inclusion in the California State Office of Historic Preservation's California Points of Interest and California Inventory of Historic Resources. Such sites may be of Statewide or local significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values as determined by a qualified archaeological professional; <i>ERM-6.4 Mitigation</i> which specifies if preservation of cultural resources is not feasible, every effort shall be made to mitigate impacts, including relocation of structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records and <i>ERM-6.10 Grading Cultural Resources Sites</i> wherein the County shall ensure all grading activities conform to the County's Grading Ordinance and California Code of Regulations, Title 20, § 2501 et. seq. Of particular importance is confidentiality of archaeological sites to preserve the County's unique heritage. As such, <i>ERM-6.9 Confidentiality of Archaeological Sites</i> allows the County to, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.</p> <p>a-d) The adoption of the 2015 Housing Element, which is a policy plan for the County, does not propose any action that would alter or have other affect on areas designated for the protection of culture, architectural, historical, paleontological or archaeological resources. The Housing Element does not involve the construction of housing; however, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County's share of the regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Development is not expected to occur on land that has historical, archaeological or paleontological significance. Any future housing development will involve environmental review, and specific projects that include the development of housing will be evaluated for the possibility of the disturbance of human remains as well as any potential for changes to archaeological or historical resources. Finally, the Housing Element does not conflict with the goals and policies of the County's existing and General Plan update as they relate to archaeological and historical resources. The impact to this resource is <i>Less Than Significant</i> .				
6. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
available for the disposal of waste water?				
<p>Analysis:</p> <p>The Official Maps of Earthquake Fault Zones delineated by the California Geological Survey, State of California Department of Conservation, through December 2010 under the Alquist-Priolo Earthquake Fault Zoning Act, indicate that there are no substantial faults known to occur in Tulare County. The nearest known fault likely to affect the proposed Update area is the San Andreas Fault (approximately 40 miles to the west)</p> <p>According to the Five County Seismic Safety Element (FCSSE), the Project area is located in the V-1 zone, characterized as a moderately thick section of marine and continental sedimentary deposits overlying the granitic basement complex. The FCSSE further states that, "The requirements of the Uniform Building Code Zone II should be adequate for normal facilities." Amplification of shaking that would affect low to medium-rise structures is relatively high but the distance to either of the fault systems that are expected sources of the shaking is sufficiently great that the effect would be minimal.</p> <p>In addition to the Uniform Building Code, the Tulare County General Plan has a number of policies that apply to projects within the County of Tulare. General Plan policies that relate to the proposed Project area includes <i>ERM-7.2 Soil Productivity</i> wherein the County shall encourage landowners to participate in programs that reduce soil erosion and increase soil productivity; <i>ERM-7.3 Protection of Soils on Slopes</i> wherein, unless otherwise provided for in the Tulare County General Plan, building and road construction on slopes of more than 30 percent shall be prohibited, and development proposals on slopes of 15 percent or more shall be accompanied by plans for control or prevention of erosion, alteration of surface water runoff, soil slippage, and wildfire occurrence; and <i>HS-2.8 Alquist-Priolo Act Compliance</i> wherein the County shall not permit any structure for human occupancy to be placed within designated Earthquake Fault Zones (pursuant to and as determined by the Alquist-Priolo Earthquake Fault Zoning Act; Public Resource code, Chapter 7.5) unless the specific provision of the Act and Title 14 of the California Code of Regulations have been satisfied.</p> <p>The Housing Element does not conflict with the policies and mitigation measures identified in the General Plan. The Safety Element of the General Plan contains goals and policies that are designed to address and mitigate seismic risks, soil issues, and other related geological issues. The County's Housing Element does not propose the development of housing, but serves as a policy plan for the County with respect to housing. In addition, any future development will be evaluated on a project-by-project basis for potential seismic or geological risks. Prior to approval of development, specific sites will be reviewed to ascertain whether the soil has the potential for landslides, erosion, subsidence, liquefaction, expansion, and is capable of handling septic tanks or other wastewater disposal systems. Similarly, any reduction in the minimum lot size for residential zones would include the study and evaluation of whether such a reduction would impact the geologic stability. The County has also adopted the California Building Code (CBC), which is designed to protect structures from geologic and seismic risks and to ensure structural safety. All future development in the County is expected comply with the CBC. Impact is <i>Less Than Significant</i>.</p> <p>a.i.) No specific development proposal will be occur as part of the proposed Update thus the risk of injury to persons caused by seismic activity is very minimal. There will be <i>Less Than Significant</i> Impact.</p> <p>a.ii.) Any potential impacts regarding strong seismic ground shaking have been discussed in Impact VI. a.i. There</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>will be <i>No Impact</i>.</p> <p>a.iii.) According to the Five County Seismic Safety Element the V-1 zone the Update area has a low risk of liquefaction. No subsidence-prone soils or oil or gas production is involved with the Project. There will be <i>No Impact</i>.</p> <p>a.iv.) According to the Five County Seismic Safety Element the V-1 zone the Update would have a minimal risk of landslides. Thus, the probability of landslides is non-existent. There will be <i>No Impact</i>.</p> <p>a.v.) The proposed Update does not contain any activity that will result in result subsidence. However, according to the General Plan Health and Safety Element Figure 10-5 (Seismic/Geologic Hazards and Microzone) the V-1 zone the proposed Update area inhabits has a low to moderate risk of subsidence. The impact would be <i>Less Than Significant</i>.</p> <p>b) As development occurs, site construction activities would involve earthmoving activities to shape land, trenching for sewer and potable water distribution systems, pouring concrete for sidewalks, curbs, and gutters, and other typical construction-related activities. These activities could expose soils to erosion processes. The extent of erosion would vary depending on slope steepness/stability, vegetation/cover, concentration of runoff, and weather conditions.</p> <p>To prevent water and wind erosion during the construction-related activities, a Storm Water Pollution Prevention Plan (SWPPP) will be developed for developments within the Update areas as required for all projects which disturb more than one acre in size. As part of the SWPPP, applicants would be required to provide erosion control measures to protect the topsoil. Any stockpiled soils would be watered and/or covered to prevent loss due to wind erosion as part of the SWPPP during construction. As a result of these efforts, loss of topsoil and substantial soil erosion during residential development-related construction periods are not anticipated. The impact would be <i>Less Than Significant</i>.</p> <p>c) Substantial grade change would not occur in the topography to the point where the developments within the proposed Update rea would expose people or structures to potential substantial adverse effects on, or offsite, such as landslides, lateral spreading, liquefaction or collapse. According to the Five County Seismic Safety Element the V-1 zone the proposed Update area inhabits has a low to moderate risk of subsidence. The impact would be <i>Less Than Significant Impact</i>.</p> <p>d) The foothill and mountain areas of the County are more likely to experience landslides than the Valley floor. Susceptible areas include areas where fractured and steep slopes are present or where inadequate ground cover accelerates erosion. Erosion and ground slumping of soils can also occur along bluff and banks of the Kaweah, Kings, and Tule Rivers. The probability of soil liquefaction actually taking place in the County is considered to be a low to moderate hazard. Soil types in the area are not conducive to liquefaction because they are either too coarse or too high in clay content. However, due to the high clay content, there is potential for some subsidence to occur. Impacts related to these types of geological hazards are site specific and need to be evaluated on a site by site basis within all of the County's individual planning areas.</p> <p>The proposed Update includes several policies and implementation measures that have been developed to ensure a</p>				

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safe environment for its residents, visitors, and businesses. For example, Policies HS-1.2, HS-1.3, HS-2.2, HS-2.3, and HS-2.7 provide guidance for limiting development in areas with severe slope conditions, subsidence conditions, and other hazardous conditions. Policy HS-1.11 also requires the preparation of engineering studies for all new development proposals within areas of potential soil instability. Part II, Area Plans, of the General Plan 2030 Update also includes several policies in the FGMP (see Policies FGMP-1.11, FGMP-8.7, FGMP-8.8, FGMP-8.11, and FGMP-8.12) which prohibit development in foothill areas that are considered to be geologically hazardous (due to slides, earthquake faults, etc.). Policy FGMP-4.1 requires the County to identify and protect environmentally sensitive areas, including areas with steep slopes and unstable geology, which could further minimize the potential for future development to be exposed to hazards associated with unstable geologic conditions. With adherence to all applicable State and local building codes and regulations and implementation of the policies and implementation measures contained in the draft Health and Safety Element, impacts associated with on- or off-site landslide, subsidence, liquefaction, or collapse would be minimized. Consequently, with implementation of the below mentioned policies and implementation measure, this impact is considered *Less Than Significant*.

GENERAL PLAN POLICIES AND IMPLEMENTATION MEASURES

Health and Safety Element and Foothill Growth Management Plan			
Policies and implementation measures designed to minimize geologic hazard impacts to people and structures in the County include the following:			
HS-1.2	Development Constraints	HS-2.5	Financial Assistance for Seismic Upgrades
HS-1.3	Hazardous Lands	HS-2.6	Seismic Standards for Dams
HS-1.4	Building and Codes	HS-2.7	Subsidence
HS-1.5	Hazard Awareness and Public Education	Health and Safety Element Implementation Measures #1,	
HS-1.7	Safe Housing and Structures	#2, #3, and #4	
HS-1.11	Site Investigations	FGMP-4.1 Identification of Environmentally Sensitive Areas	
HS-2.1	Continued Evaluation of Earthquake Risks		
Health and Safety Element		Foothill Growth Management Plan	
Policies designed to minimize landslide hazard impacts to people and structures in the County through the establishment of development guidelines in hillside areas include the following:			
HS-1.2	Development Constraints	FGMP-1.2	Grading
HS-1.3	Hazardous Lands	FGMP-1.11	Hillside Development
HS-2.2	Landslide Areas	FGMP-4.1	Identification of Environmentally Sensitive Areas
HS-2.3	Hillside Development	FGMP-8.7	Minimize Soil Disturbance
HS-2.4	Structure Siting	FGMP-8.8	Erosion Mitigation Measures
HS-2.7	Subsidence	FGMP-8.11	Development on Slopes
		FGMP-8.12	Vegetation Removal

e) Expansive soils are those possessing clay particles that react to moisture changes by shrinking (when they dry) or swelling (when they become wet). Expansive soils can also consist of silty to sandy clay. The extent of shrinking and swelling is influenced by the environment, including the extent of wet or dry cycles, and by the amount of clay in the soil. This physical change in the soils can react unfavorably with building foundations, concrete walkways, swimming pools, roadways, and masonry walls. Within the County, expansive soils are more common along the Western edge of the Southern foothills. In most developed areas, the existing layer of clay has been blended into more granular soils as a part of general site excavation, which helps to reduce the overall soil's expansiveness.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact														
<p>The proposed Update includes several policies and implementation measures that have been developed to ensure a safe environment for residents, visitors, and businesses. For example, policies include continued compliance with all applicable development requirements including the California Building Code (see Policies HS-1.4) and the restriction of development within a variety of hazardous areas (see Policies HS-1.2 and HS-1.3). Policy HS-1.5 promotes the awareness and education of residents about natural hazards, including soil conditions. Policy HS-1.11 requires the preparation of engineering studies for all new development proposals within areas of potential soil instability. The Foothill Growth Management Plan contains policies that guide future development away from areas containing unstable geologic conditions (see Policies FGMP-4.1 and FGMP-8.10). With adherence to these codes and regulations and implementation of the policies and implementation measures contained in the Health and Safety Element, geologic hazard impacts associated with expansive soils would be minimized. This impact would be <i>Less Than Significant</i>.</p> <p style="text-align: center;">GENERAL PLAN POLICIES AND IMPLEMENTATION MEASURES</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">Health and Safety Element</th> <th style="width: 50%;">Foothill Growth Management Plan</th> </tr> </thead> <tbody> <tr> <td colspan="2">Policies designed to minimize geologic hazard impacts to people and structures in the County include the following:</td> </tr> <tr> <td>HS-1.2 Development Constraints</td> <td>FGMP-4.1 Identification of Environmentally Sensitive Areas</td> </tr> <tr> <td>HS-1.3 Hazardous Lands</td> <td></td> </tr> <tr> <td>HS-1.4 Building and Codes</td> <td>FGMP-8.10 Development in Hazard Areas</td> </tr> <tr> <td>HS-1.5 Hazard Awareness and Public Education</td> <td></td> </tr> <tr> <td>HS-1.11 Site Investigations</td> <td></td> </tr> </tbody> </table>					Health and Safety Element	Foothill Growth Management Plan	Policies designed to minimize geologic hazard impacts to people and structures in the County include the following:		HS-1.2 Development Constraints	FGMP-4.1 Identification of Environmentally Sensitive Areas	HS-1.3 Hazardous Lands		HS-1.4 Building and Codes	FGMP-8.10 Development in Hazard Areas	HS-1.5 Hazard Awareness and Public Education		HS-1.11 Site Investigations	
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HS-1.5 Hazard Awareness and Public Education																		
HS-1.11 Site Investigations																		
7. GREENHOUSE GAS EMISSIONS -- Would the project:																		
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, based on any applicable threshold of significance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>														
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>														
<p>Analysis:</p> <p>This Initial Study is relying on the guidance and expertise of the Valley Air District in addressing GHG emissions. The following is an excerpt contained in the San Joaquin Valley Air Pollution Control District's Draft Guidance for Assessing and Mitigating Air Quality Impacts – 2012:</p> <p>“By enacting SB 97 in 2007, California’s lawmakers expressly recognized the need to analyze greenhouse gas</p>																		

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<p>emissions as a part of the CEQA process. SB 97 required OPR to develop, and the Natural Resources Agency to adopt, amendments to the CEQA Guidelines addressing the analysis and mitigation of greenhouse gas emissions. It is widely recognized that no single project could generate enough GHG emissions to noticeably change the global climate temperature. However, the combination of GHG emissions from past, present and future projects could contribute substantially to global climate change. Thus, project specific GHG emissions should be evaluated in terms of whether or not they would result in a cumulatively significant impact on global climate change.</p> <p>On December 17, 2009, the District's Governing Board adopted the District Policy: <i>Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency</i>. The District's Governing Board also approved the guidance document: <i>Guidance for Valley Land-Use Agencies in Addressing GHG Emission Impacts for New Projects Under CEQA</i>. In support of the policy and guidance document, District staff prepared a staff report: <i>Addressing Greenhouse Gas Emissions Under the California Environmental Quality Act</i>. These documents and the supporting staff report are available on-line at the District's website at www.valleyair.org.</p> <p>In summary, the staff report evaluates different approaches for assessing significance of GHG emission impacts. As presented in the report, District staff reviewed the relevant scientific information and concluded that the existing science is inadequate to support quantification of the extent to which project specific GHG emissions would impact global climate features such as average air temperature, average rainfall, or average annual snow pack. In other words, the District was not able to determine a specific quantitative level of GHG emissions increase, above which a project would have a significant impact on the environment, and below which would have an insignificant impact. This is readily understood, when one considers that global climate change is the result of the sum total of GHG emissions, both manmade and natural that occurred in the past; that is occurring now; and will occur in the future.</p> <p>In the absence of scientific evidence supporting establishment of a numerical threshold, the District policy applies performance based standards to assess project specific GHG emission impacts on global climate change. The determination is founded on the principal that projects whose emissions have been reduced or mitigated consistent with the California Global Warming Solutions Act of 2006, commonly referred to as "AB 32", should be considered to have a less than significant impact on global climate change. For a detailed discussion of the District's establishment of thresholds of significance for GHG emissions, and the District's application of said thresholds, the reader is referred to the above referenced staff report, District Policy, and District Guidance documents."</p> <p>In addition to consistency with Valley Air District GHG Guidance, the Tulare County General Plan 2030 Update has a number of policies that apply to projects within County of Tulare regarding GHG emissions. For example, General Plan policies that would apply to future development in the Project area include <i>AQ-1.7 Support Statewide Climate Change Solutions</i> wherein the County shall monitor and support the efforts of Cal/EPA, CARB, and the SJVAPCD, under AB 32 (Health and Safety Code §38501 et seq.), to develop a recommended list of emission reduction strategies; <i>AQ-1.9 Support Off-Site Measures to Reduce Greenhouse Gas Emissions</i> wherein the County will support and encourage the use of off-site measures or the purchase of carbon offsets to reduce greenhouse gas emissions; <i>AQ-1.10 Alternative Fuel Vehicle Infrastructure</i> wherein the County shall support the development of necessary facilities and infrastructure needed to encourage the use of low or zero-emission vehicles (e.g. electric vehicle charging facilities and conveniently located alternative fueling stations, including CNG filling stations;</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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AQ-3.5 Alternative Energy Design wherein the County shall encourage all new development, including rehabilitation, renovation, and redevelopment, to incorporate energy conservation and green building practices to maximum extent feasible. Such practices include, but are not limited to: building orientation and shading, landscaping, and the use of active and passive solar heating and water systems; and *LU-1.1 Smart Growth and Healthy Communities* wherein the County shall promote the principles of smart growth and healthy communities in UDBs and HDBs, including *LU-1.1.-3. creating a strong sense of place, LU-1.1.-4. mixing land uses, and LU-1.1.-9. preserving open space,*

The Tulare County General Plan 2030 Update fulfills many sustainability and greenhouse gas reduction objectives at the program level. Individual projects that will implement the General Plan will comply with these policies resulting in long-term benefits to air quality and greenhouse gas reductions that will help Tulare County achieve the CAP reduction targets. Table 15 of the CAP lists the policies from the various General Plan elements that promote more efficient development, and reduce travel and energy consumption. The complete policies listed in Table 15 have been organized into several sections that help to identify common themes: Land Use and Transportation Strategies; Building Energy Efficiency; Water Conservation Energy Savings; Solid Waste Reduction and Recycling; and, Agricultural Programs and Initiatives and is shown below. Policies specific to Land Use and Transportation Strategies are highlighted in ***bold and italics***.

General Plan Policies Having Greenhouse Gas Emission Reductions

<i>PF-1.1 Maintain Urban Edges</i> <i>PF-1.2 Location of Urban Development</i> <i>PF-1.3 Land Uses in UDBs/HDBs</i> PF-1.4 Available Infrastructure AG-1.7 Conservation Easements <i>AG-1.8 Agriculture Within Urban Boundaries</i> <i>AG-1.11 Agricultural Buffers</i> AG-1.14 Right to Farm Noticing AG-2.11 Energy Production AG-2.6 Biotechnology and Biofuels AQ-1.6 Purchase of Low Emission/Alternative Fuel Vehicles AQ-1.7 Support Statewide Global Warming Solutions AQ-1.8 Greenhouse Gas Emissions Reduction Plan <i>AQ-2.1 Transportation Demand Management Programs,</i> <i>AQ-2.3 Transportation and Air Quality</i> <i>AQ-2.4 Transportation Management Associations,</i> <i>AQ-2.5 Ridesharing,</i> <i>AQ-3.1 Location of Support Services</i> <i>AQ-3.2 Infill Near Employment</i> <i>AQ-3.3 Street Design</i> AQ-3.5 Alternative Energy Design AQ-3.6 Mixed Use Development <i>LU-1.1 Smart Growth and Healthy Communities</i> <i>LU-1.2 Innovative Development</i> LU-1.3 Prevent Incompatible Uses <i>LU-1.4 Compact Development</i> <i>LU-1.8 Encourage Infill Development</i> <i>LU-2.1 Agricultural Lands</i> <i>LU-3.2 Cluster Development</i> <i>LU-3.3 High-Density Residential Locations</i> <i>LU-4.1 Neighborhood Commercial Uses</i> <i>LU-7.1 Distinctive Neighborhoods</i>	HS-1.4 Building and Codes Chapter 11: Water Resources <i>TC-2.1 Rail Service</i> <i>TC-2.4 High Speed Rail (HSR)</i> <i>TC-4.4 Nodal Land Use Patterns that Support Public Transit</i> <i>TC-5.1 Bicycle/Pedestrian Trail System</i> <i>TC-5.2 Consider Non-Motorized Modes in Planning and Development</i> <i>TC-5.3 Provisions for Bicycle Use</i> <i>TC-5.4 Design Standards for Bicycle Routes</i> <i>TC-5.5 Facilities</i> <i>TC-5.6 Regional Bicycle Plan</i> <i>TC-5.7 Designated Bike Paths</i> <i>TC-5.8 Multi-Use Trails</i> LU-7.3 Friendly Streets LU-7.15 Energy Conservation ED-2.3 New Industries ED-2.8 Jobs/Housing Ratio <i>ED-5.9 Bikeways</i> <i>ED-6.1 Revitalization of Community Centers</i> ED-6.2 Comprehensive Redevelopment Plan <i>ED-6.3 Entertainment Venues</i> ED-6.4 Culturally Diverse Business <i>ED-6.5 Intermodal Hubs for Community and Hamlet Core Areas</i> <i>ED-6.7 Existing Commercial Centers</i> ERM-4.4 Promote Energy Conservation Awareness ERM-4.6 Renewable Energy <i>ERM-5.1 Parks as Community Focal Points</i> <i>ERM-1.8 Open Space Buffers</i> ERM-1.14 Mitigation and Conservation Banking Program PFS-1.3 Impact Mitigation PFS-1.15 Efficient Expansion PFS-2.1 Water Supply PFS-2.2 Adequate Systems
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
LU-7.2 Integrate Natural Features ERM-1.2 Development in Environmentally Sensitive Areas ERM-1.3 Encourage Cluster Development ERM-1.4 Protect Riparian Management Plans and Mining Reclamation Plans ERM-1.6 Management of Wetlands ERM-1.7 Planting of Native Vegetation SL-3.1 Community Centers and Neighborhoods ERM-1.1 Protection of Rare and Endangered Species ERM-1.8 Open Space Buffers ERM-1.14 Mitigation and Conservation Banking Program ERM-4.1 Energy Conservation and Efficiency Measures ERM-4.2 Streetscape and Parking Area Improvements for Energy Conservation ERM-4.3 Local and State Programs		PFS-3.3 New Development Requirements PFS-5.3 Solid Waste Reduction PFS-5.4 County Usage of Recycled Materials and Products PFS-5.5 Private Use of Recycled Products PFS-8.3 Location of School Sites PFS-8.5 Government Facilities and Services Part II, Chapter 1: Rural Valley Lands Plan WR-1.5 Expand Use of Reclaimed Wastewater WR-1.6 Expand Use of Reclaimed Water WR-3.5 Use of Native and Drought Tolerant Landscaping		
<i>Source: Tulare County Climate Action Plan, Table 15; pages 63-64.</i>				

The County's authority over land use provides its most important contribution to efforts to reduce greenhouse gas emissions related to new development. In addition, as new development is constructed consistent with the General Plan and the Blueprint, even existing development will see benefits from infill and better transportation options. In addition to the policies listed in the Table above, the following General Plan policies are included in Section 5.1.1 Land Use and Transportation Strategies contained in the Climate Action Plan (see pages 64-74 of the CAP):

AQ-1.9 Support Off-Site Measures to Reduce Greenhouse Gas Emissions; ERM-5.15 Open Space Preservation; TC-5.9 Existing Facilities; TC-4.1 Transportation Programs; TC-4.2 Determine Transit Needs; TC-4.3 Support Tulare County Area Transit.; TC 4.5 Transit Coordination; TC 2.2 Rail Improvements; TC-2.3 Amtrak Service; TC-2.5 Railroad Corridor Preservation; TC-2.6 Rail Abandonment; PF-1.3 Land Uses in Urban Development Boundaries (UDBs)/Hamlet Development Boundaries (HDBs); AQ-1.9 Support Off-Site Measures to Reduce Greenhouse Gas Emissions; AQ-3.2 Infill Near Employment; LU-1.4 Compact Development; LU-1.8 Encourage Infill Development; LU-3.2 Cluster Development; LU-3.3 High-Density Residential Locations; ERM-1.3 Encourage Cluster Development; PFS-1.15 Efficient Expansion; LU-2.1 Agricultural Lands.; AG-1.8 Agriculture Within Urban Boundaries; AG-1.11 Agricultural Buffers.; ERM-1.8 Open Space Buffers; and ERM-5.15 Open Space Preservation.

In addition to the policies noted above, the following implementation measures are contained in the Climate Action Plan:

LU IM 3. During preparation of the Zoning Ordinance and Land Development Regulations, the County shall consider appropriate incentives to encourage smart growth implementation, including but not limited to such factors as infill, densification, transportation alternatives, provision of public amenities, and commercial standards.

LU IM 4. During the review of all discretionary permit applications, the County shall ensure that smart growth and other urban design principles set forth in this Land Use Element are incorporated as conditions of project approval, as appropriate.

LU IM 7. The County shall develop a set of criteria to determine whether proposed projects are infill developments and develop a set of incentive programs for infill projects located within UDBs.

LU IM 8. The County shall develop and maintain a Geographic Information System based database of infill sites and encourage new development to occur on the identified sites.

LU IM 9. The County shall create a program to consolidate infill sites when permits are sought for development

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>and shall require access to public roads be present prior to development. [New Program]</p> <p>LU IM 10. The County shall require identification of infill sites in all new community plan updates, hamlet plans and redevelopment project area plans as they are prepared over time.</p> <p>LU IM 19. The County shall prepare a cluster development ordinance, defining the process, incentives and standards. The means of consultation and contents will be developed later, after further research.</p> <p>LU IM 24. The County shall review LEED and LEED-ND certification requirements and develop an implementation program.</p> <p>LU-7.3 Friendly Streets.</p> <p>ED IM 3. The County shall commit staff resources to engage in regional transportation initiatives, such as the Regional Blueprint and San Joaquin Partnership that encourage regional planning and economic development.</p> <p>AQ IM 10. The County shall continue to evaluate and implement flextime programs (non-traditional work hour programs) for County employees to limit County staff commuting during peak hours.</p> <p>AQ IM 17 The County may inspect County facilities to evaluate energy use, the effectiveness of water conservation measures, production of GHGs, use of recycled and renewable products and indoor air quality to develop recommendations for performance improvement or mitigation. The County shall update the audit periodically and review progress towards implementation of its recommendations.</p> <p>a and b) The proposed Update will not result in GHG emissions until specific development occurs. Each development proposal will be subject to a GHG estimation using CalEEMOD as required by the Valley Air District to estimate potential GHG emissions. Thus, the Update will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, based on any applicable threshold of significance, nor will the proposed Project conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The impacts will be <i>Less Than Significant</i>.</p>				
8. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment or risk explosion?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
result, would it create a significant hazard to the public or the environment?				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people to existing or potential hazards and health hazards other than those set forth above?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Analysis:</p> <p>The General Plan has a number of policies that apply to projects within Tulare County. General Plan policies that relate to the proposed Project such as: <i>HS-4.1 Hazardous Materials</i> wherein the County shall strive to ensure hazardous materials are used, stored, transported, and disposed of in a safe manner, in compliance with local, State, and Federal safety standards, including the Hazardous Waste Management Plan, Emergency Operations Plan, and Area Plan; <i>HS-4.3 Incompatible Land Uses</i> wherein the County shall prevent incompatible land uses near properties that produce or store hazardous waste; and <i>HS-4.4 Contamination Prevention</i> wherein the County shall review new development proposals to protect soils, air quality, surface water, and groundwater from hazardous materials contamination.</p> <p>Hazardous waste generators in Tulare County include industries, businesses, public and private institutions, and households. The County Department of Health Services (DHS) classifies waste into three categories: “large quantity,” or those who produce 1,000 kilograms or more per month; “small quantity,” or those producing less than 1,000 kilograms per month, including businesses, farms and households; and “household wastes,” which includes solvents, pesticides, and miscellaneous wastes, such as car batteries, tires, cleaners, fertilizer and paints.</p> <p>Hazards and hazardous waste sites currently exist in Tulare County. Applicable federal, State, local, and private development policies, standards, and operating procedures (i.e., hazardous materials, safety, and environmental</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>regulations) will be applied to these projects. The locations of such hazards, including hazardous materials sites, locations within an airport environs area or in the vicinity of a private airstrip, impairment of an emergency response plan or evacuation plan, areas prone to wildland fires, or other hazardous exposure have been identified in environmental documents prepared by the County for the various plans and studies referenced previously. A review of hazardous waste sites is required for new development through preparation of environmental documents for General Plans or Elements, General Plan amendments, zoning changes, and other processes associated with land use development.</p> <p>The Housing Element is a policy document designed to address the County's housing needs. Implementation of the Housing Element will not create new hazards since it does not involve the construction of housing, but is designed to address housing needs by facilitating future development. The Housing Element also complies with the County's existing Land Use and Safety Elements, which address hazardous materials and hazards, respectively. The Housing Element does not involve the construction of housing; however, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County's share of the regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing. Future housing development generally is expected to occur in, or near, urbanized areas rather than in areas with a high risk of wildland fire hazards. Specific housing projects will be subject to environmental review to identify and address the siting of housing near hazardous areas or sources, airport hazards, generation of vectors, or issues of emergency access.</p> <p>a-d) The proposed Update will not involve any hazards or hazardous materials. In the event a specific proposal may include the use of potential hazardous materials, such proposal will be evaluated on a case-by-case basis and will be required to comply with all rules/regulations of the Tulare County Environmental Health Department, San Joaquin Valley Air Pollution Control District, and any other regulatory agency's rules and regulations. There will be <i>Less Than Significant Impact</i>.</p> <p>e-f) Implementation of the General Plan Update would result in additional residential and non-residential land use developments. Although the exact location of this new development is not currently known and would be planned through 2030, these land use developments could result in new urban development, including new urban land uses in the vicinity of public use airports (of which the County has eight currently in operation) and private airstrips, these airports are located throughout the County, with some located adjacent to developed urban areas and others are located in more rural areas. It can also be assumed that a number of small, private airstrips primarily used for agriculture-related uses are located in rural areas of the County. A majority of the development that would occur subsequent to approval of the proposed project would generally be located within the future growth areas (i.e., CACUDBs, HDBs, and CACUABs). Airports that are located adjacent to or within cities and communities within the County include Alta (closed), Visalia Municipal, Woodlake Municipal, Thunderhawk Field, Tulare Municipal, Eckert Field, Porterville Municipal, and Harmon Field (closed). New development near aviation facilities, particularly multi-story structures, large concentrations of people, or developments with aerial features such as antennas, could create hazards to aviation. Conversely, location of new development near aviation facilities, including private airstrips, could result in safety hazards to people living and working nearby from the potentially severe consequences of aircraft accidents.</p> <p>The Airport Land Use Commission (ALUC) was established to ensure that there are no direct conflicts with land uses, noise, or other issues that would impact the functionality and safety of airport operations. One of the key</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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functions of the ALUC is to review cities' and counties' general plans and zoning ordinances for consistency with the Comprehensive Airport Land Use Plans (CALUPs), which contain noise contours, restrictions for types of construction and building heights in navigable air space, as well as requirements impacting the establishment or construction of sensitive uses within close proximity to airports.

Overall, the intent of the proposed Update is to ensure that existing and future land uses function without imposing a nuisance, hazard, or unhealthy condition upon adjacent uses. Policies included as part of the proposed project that would minimize conflicts with public use airports are summarized below. The Land Use Element provides a number of policies that establish requirements for compatible development; including buffering; screening, controls and performance standards, and the siting of compatible land uses (see Policies LU-1.3, LU-3.6, LU-5.4, and LU-6.2). Other policies from the Transportation & Circulation and Health & Safety Elements (see Policies TC-3.4, TC-3.6, HS-3.1, HS-3.2, and HS-8.4) require the County to ensure that all development within the vicinity of local airport facilities is consistent with the policies adopted by the Tulare County Airport Land Use Commission and the most recently adopted Comprehensive Airport Land Use Plan. With implementation of the below mentioned policies, there will be *Less Than Significant Impact*.

GENERAL PLAN POLICIES AND IMPLEMENTATION MEASURES

Land Use Element			
Policies designed to promote compatible land use development and patterns that minimize impacts to surrounding land uses (including open space uses) include the following:			
LU-1.3	Prevent Incompatible Uses		
LU-3.6	Project Design		
LU-5.4	Compatibility with Surrounding Land Use		
LU-6.2	Buffers		
Transportation & Circulation Element		Health & Safety Element	
Policies designed to promote development compatible with local airport land use compatibility plans, include the following:			
TC-3.4	Airport Compatibility	HS-3.1	Airport Land Use Compatibility Plan
TC-3.6	Airport Encroachment	HS-3.2	Compliance with FAA Regulations
		HS-8.4	Airport Noise Contours

g) The Update will not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. There will be *No Impact*.

h) As future development occurs, wildland fires would continue to pose a significant threat to the people and structures of the County, in particular those residing in the Foothill Growth Management Plan and Mountain Framework Plan Areas, which are more susceptible to wildland fires due to potential fuel loads (grassland and other vegetation). Developed areas that are near high fire hazard areas include Lemon Cove and Lindcove and the eastern portions of Exeter, Lindsay and Porterville. Developed areas that are near very high fire hazard areas include Three Rivers and Springville. One of the primary factors contributing to the effective control of a vegetation fire is the rapid response by local fire units. This is especially true during fire season, when fire units may be committed to other fires and are unavailable to respond as quickly. Under future climate change conditions, more extreme weather conditions may occur that potentially results in greater fire fuel loads, a longer

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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fire season, and/or a greater area containing vegetation susceptible to wildland fires. Climate change conditions could expose more people and structures to wildland fire potential.

Policies and implementation measures included in the General Plan Update address the need for additional fire prevention services are summarized below by the Health & Safety Element. For example, Policies HS-1.10 and HS-7.3 through HS-7.6 require the County to plan for and expand a variety of public services (including fire protection services and facilities) consistent with community needs. Policy PFS-7.5 indicates the County shall strive to maintain fire department staffing and response time goals consistent with National Fire Protection Association (NFPA) standards. Policies HS-6.14, HS-7.1, HS-7.2, HS-7.7 and PFS-7.4 promote the implementation of a coordinated emergency response plan both locally and regionally. Policies HS-1.4, HS-6.1, HS-6.5 through HS-6.12, FGMP-10.2, FGMP-10.3, and Public Facilities & Services Implementation Measure #12 provide requirements regarding fire safety and building standards for new development. Policy HS-1.12 directs the County to expand home addressing requirements for emergency service response. Policy HS-6.13 directs the County to support the restoration of disturbed land resulting from wildfires and HS-6.15 provides direction on reducing fuel related hazards. Additionally, policy PFS-1.3 and Public Facilities & Services Implementation Measures #1, #2, and #3 provide for the funding mechanism to provide additional or expanded services in conjunction with new development. With implementation of the below mentioned policies and implementation measures, there will be *Less Than Significant Impact*.

GENERAL PLAN POLICIES AND IMPLEMENTATION MEASURES

Health & Safety Element		Planning Framework, Public Facilities & Services Elements and Foothill Growth Management Plan	
Policies and implementation measures designed to minimize this impact through the continued provision of fire protection services and emergency response planning include the following:			
HS-1.4	Building and Codes	PF-5.2	Criteria for New Towns (Planned Communities)
HS-1.5	Hazard Awareness and Public Education	PFS-1.3	Impact Mitigation
HS-1.6	Public Safety Programs	PFS-2.1	Water Supply
HS-1.8	Response Times Planning in GIS	PFS-7.1	Fire Protection
HS-1.9	Emergency Access	PFS-7.2	Fire Protection Standards
HS-1.10	Emergency Services Near Assisted Living Housing	PFS-7.3	Visible Signage for Roads and Buildings
HS-1.12	Addressing	PFS-7.4	Interagency Fire Protection Cooperation
HS-6.1	New Building Fire Hazards	PFS-7.5	Fire Staffing and Response Time Standards
HS-6.2	Development in Fire Hazard Zones	PFS-7.6	Provision of Station Facilities and Equipment
HS-6.3	Consultation with Fire Service Districts	PFS-7.7	Cost Sharing
HS-6.4	Encourage Cluster Development	PFS-7.11	Locations of Fire and Sheriff Stations/Sub-stations
HS-6.5	Fire Risk Recommendations	FGMP-10.2	Provision of Safety Services
HS-6.6	Wildland Fire Management Plans	FGMP-10.3	Fire and Crime Protection Plan
HS-6.7	Water Supply System		
HS-6.8	Private Water Supply		
HS-6.9	Fuel Modification Programs		
HS-6.10	Fuel Breaks		
HS-6.11	Fire Buffers		
HS-6.12	Weed Abatement		
HS-6.13	Restoration of Disturbed Lands		
HS-6.14	Coordination with Cities		
HS-6.15	Coordination of Fuel Hazards on Public Lands		
HS-7.1	Coordinate Emergency Response Services with Government Agencies		
HS-7.2	Mutual Aid Agreement		

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HS-7.3 Maintain Emergency Evacuation Plans HS-7.4 Upgrading for Streets and Highways HS-7.5 Emergency Centers HS-7.6 Search and Rescue HS-7.7 Joint Exercises HS Implementation Measure #15 HS Implementation Measures #16				
Public Facilities & Services Element				
Public Facilities and Services Implementation Measures designed to ensure funding for County services to provide adequate service levels include the following:				
Public Facilities & Services Implementation Measure #1 Public Facilities & Services Implementation Measure #2 Public Facilities & Services Implementation Measure #3 Public Facilities & Services Implementation Measure #12				
i) The proposed Update will not involve any hazards or hazardous materials. In the event a specific proposal may include the use of potential hazardous materials, such proposal will be evaluated on a case-by-case basis and will be required to comply with all rules/regulations of the Tulare County Environmental Health Department, San Joaquin Valley Air Pollution Control District, and any other regulatory agency's rules and regulations. There will be <i>Less Than Significant Impact</i> .				
9. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge or the direction or rate of flow of ground-water such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or stream or river, or substantially increase the rate or amount of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
surface runoff in a manner which would result in flooding on- or off-site?				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, or inundation by seiche, tsunami or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Analysis:</p> <p>There are several General Plan policies which will be implemented to avoid and/or minimize any potentially adverse impacts to hydrology/water quality such as HS-4.4 Contamination Prevention wherein the County shall review new development proposals to protect soils, air quality, surface water, and groundwater from hazardous materials contamination; WR-2.1 Protect Water Quality wherein all major land use and development plans shall be evaluated as to their potential to create surface and groundwater contamination hazards from point and non-point sources.; WR-2.2 National Pollutant Discharge Elimination System (NPDES) Enforcement wherein the County shall continue to support the State in monitoring and enforcing provisions to control non-point source water pollution contained in the U.S. EPA NPDES program as implemented by the Water Quality Control Board; WR-2.3 Best Management Practices (BMPs) wherein the County shall continue to require the use of feasible BMPs and other mitigation measures designed to protect surface water and groundwater from the adverse effects of construction activities, agricultural operations requiring a County Permit and urban runoff in coordination with the Water Quality Control Board; WR-2.4 Construction Site Sediment Control wherein the County shall continue to enforce provisions to control erosion and sediment from construction sites; WR-3.3 Adequate Water Availability wherein the County shall review new development proposals to ensure the intensity and timing of growth will be consistent with the availability of adequate water supplies. Projects must submit a Will-Serve letter as part of the application process, and provide evidence of adequate and sustainable water availability prior to approval of the tentative map or other urban development entitlement; WR-3.6 Water Use Efficiency wherein the County shall support educational programs targeted at reducing water consumption and enhancing groundwater recharge; HS-5.1 Development Compliance with Federal, State, and Local Agencies wherein the County shall ensure that all</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>development within the designated floodway or floodplain zones conforms with FEMA regulations and the Tulare County Flood Damage Prevention Ordinance. New development and divisions of land, especially residential subdivisions, shall be developed to minimize flood risk to structures, infrastructure, and ensure safe access and evacuation during flood conditions; and HS-5.2 Development in Floodplain Zones wherein the County shall regulate development in the 100-year floodplain zones as designated on maps prepared by FEMA in accordance with the following: (1) Critical facilities (those facilities which should be open and accessible during emergencies) shall not be permitted; (2) Passive recreational activities (those requiring non-intensive development, such as hiking, horseback riding, picnicking) are permissible; and (3) New development and divisions of land, especially residential subdivisions, shall be developed to minimize flood risk to structures, infrastructure, and ensure safe access and evacuation during flood conditions.</p> <p>In addition to General Plan policies, “The Tulare County Environmental Health Services Division regulates retail food sales and hazardous waste storage and disposal; inspects contaminated sites and monitors public water systems, which protects and reduces the degradation of groundwater. The Division... also serves as staff to the Tulare County Water Commission appointed by the Board of Supervisors. The goal of HHSA's Environmental Health division is to protect Tulare County's residents and visitors by ensuring that our environment is kept clean and healthy.”¹.</p> <p>a) Because the Update is a policy document that facilitates the production of housing, the Update does not include any components that would directly violate water quality or discharge standards. Adoption of the Housing Element will facilitate residential development, which would incrementally increase the need for water supply services. With application of standard development practices and compliance with General Plan policies, As such, there will be a <i>Less Than Significant Impact</i>.</p> <p>b) The project is designed to promote the development of housing to meet the RHNA for unincorporated Tulare County. Increases in the County’s population may result in an increased demand on water resources. In Tulare County there are 18 types of special districts that provide water, wastewater, and other water-related services. Groundwater resources supply approximately one-third of existing urban and agricultural water demands in the County, but are limited by groundwater basin yields in some locations and water quality issues in others. General Plan Policies require that evidence of water quality and quantity be provided for approval of development projects. Because the project is a policy document that facilitates the production of housing, the Update does not include any components that would substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Therefore, impacts to groundwater supplies will be <i>Less Than Significant</i>.</p> <p>c) The Update does not involve any development proposals, as such; the Update will not result in direct on or off site erosion. Adoption of the Housing Element is intended to facilitate residential development. Any specific projects resulting from the implementation of policies and actions stated in the Update would be subject to environmental review to address the individual and cumulative impact upon water resources, including the alteration of drainage patterns that might result in flooding, siltation, or erosion. Application of these policies and County standards will result in <i>Less Than Significant Impacts</i> to drainage patterns.</p> <p>d) The Update does not involve any development activity, therefore, the Update will not result in direct on- or off-</p>				

¹ Tulare County Environmental Health Division, <http://www.tularehhsa.org/index.cfm/public-health/environmental-health/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>site flooding. Adoption of the Housing Element will facilitate residential development. While there are risks associated with the development of specific project within the 100-year floodplain, future development is subject to environmental review, which includes FEMA review and requirements, and mitigation prior to project approval. Application of these policies and County standards will result in <i>Less Than Significant Impacts</i> to flooding.</p> <p>e) The Update will not directly impact the County's storm drain system. Adoption of the Housing Element will facilitate residential development, which would incrementally increase the need for storm drain systems. General Plan policies would minimize these impacts. Therefore, impacts will be <i>Less Than Significant Impact</i>.</p> <p>f) No additional water quality impacts are anticipated since the Update does not involve any development activity. There will be <i>Less Than Significant Impact</i>.</p> <p>g- i) The Update will not place housing directly in a 100-year flood hazard area because no development activity is proposed as part of this Update. Adoption of the Housing Element will facilitate residential development. While there are risks associated with the development of specific project within the 100-year floodplain, future development is subject to environmental review, which includes FEMA review and requirements, and mitigation prior to project-specific approval. Application of these policies and County standards will result in a <i>Less Than Significant Impact</i>.</p>				
10. LAND USE PLANNING -- Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Analysis:</p> <p>The Tulare County 2030 General Plan contains policies that promote the elements of this Community Plan update such as <i>LU-1.2 Innovative Development</i> wherein the County shall promote flexibility and innovation through the use of planned unit developments, development agreements, specific plans, Mixed Use projects, and other innovative development and planning techniques; <i>LU-1.8 Encourage Infill Development</i> wherein the County shall encourage and provide incentives for infill development to occur in communities and hamlets within or adjacent to existing development in order to maximize the use of land within existing urban areas, minimize the conversion of existing agricultural land, and minimize environmental concerns associated with new development; <i>PF-1.3 Land Uses in UDBs/HDBs</i> wherein the County shall encourage those types of urban land uses that benefit from urban services to develop within UDBs and HDBs; <i>PF-2.4 Community Plans</i> wherein the County shall ensure that community plans are prepared, updated, and maintained for each of the communities. These plans shall include the entire area within the community's UDB and shall address the community's short and long term ability to provide</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>necessary urban services;<i>PF-2.6 Land Use Consistency</i> wherein the County Shall require all community plans, when updated, to use the same land use designations as used in this Countywide General Plan (See Chapter 4-Land Use); <i>PF-2.7 Improvement Standards in Communities</i> wherein the County shall require development within the designated UDBs to meet an urban standard for improvements. Typical improvements shall include curbs, gutters, sidewalks, and community sewer and water systems; and <i>AQ-3.6 Mixed Land Uses</i> wherein the County to encourage the clustering of land uses that generate high trip volumes, especially when such uses can be mixed with support services and where they can be served by public transportation.</p> <p>a) The Housing Element Update is a planning document designed to address the County's housing needs over the 2015 planning period. The Housing Element Update does not propose any actions that would divide established cities, communities, and other unincorporated areas within Tulare County.</p> <p>New housing development may require the need for General Plan amendments or zoning changes. Such amendments or changes to Zoning Ordinances are governed by local agency procedures and require the preparation of environmental assessments. Land uses within each city and the County are governed by general plans, which designate appropriate land uses throughout the jurisdiction and define specific goals, policies and objectives.</p> <p>General plans consist of a number of elements, including land use, circulation, housing, conservation, open space, noise and safety. The Housing Element is required to be consistent with the Land Use Element. For example, the Land Use Element designates the location, intensity and distribution of property to be developed residentially. The Housing Element in turn helps implement the Land Use Element through its stated policies and programs. The future pattern of land uses will remain relatively constant at a countywide level. While urbanized areas will continue to increase in size, the number of acres utilized for development to accommodate this increased population is comparatively small. The cities of Visalia, Tulare, and Porterville will remain the predominant urban centers in Tulare County, with the other cities in the County representing a second tier of urban land use.</p> <p>The Housing Element does not specifically identify the exact location of where new housing will occur within the County. The majority of housing projects will be constructed within established urban areas of the County. These areas are currently zoned for residential uses and they are planned for future urban uses.</p> <p>As previously noted, all development proposals requiring environmental review will be required to identify mitigation measures if necessary.</p> <p>As noted earlier, the policies are directed to rehabilitate existing communities and provide for developments to accommodate future housing needs. Therefore, the Update will result in a <i>Less Than Significant Impact</i>.</p> <p>b) Goals, policies and programs proposed in the Housing Element Update have been drafted to be in compliance with the County's existing General Plan. None of the proposed policies contained in the Update are considered contrary to the County's existing General Plan. Therefore, the Update will result in a <i>Less Than Significant Impact</i>.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
11. MINERALS AND OTHER NATURAL RESOURCES -- Would the project:				
a) Result in a loss of availability of a known mineral or other natural resource (timber, oil, gas, water, etc.) that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Analysis:</p> <p>The County's Housing Element does not propose development of housing, rather, it serves as a policy plan for the County with respect to housing. However, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County's regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing. Any future housing development will involve environmental review, and specific projects that include the development of housing will be evaluated for the possibility of the impacts on resource lands.</p> <p>a) According to the California Department of Conservation, the only three areas within Tulare County that produce gas and oil are the Deer Creek, North; Deer Creek; and Terra Bella fields located in the southeastern Valley portion of Tulare County. No gas or oil fields are within or near the proposed Project area. Timber and water resources are also absent within and near the proposed Project area. The proposed Update will result in No Impact to this resource.</p> <p>b) The Tulare County Environmental Resources Management Element (ERME) states, "The most important contributors to the economics of Tulare County's mineral production are clay, sand, gravel, and crushed rock as well as natural gas." The ERME also notes that, "Three streams have been major sources of sand and gravel in Tulare County – the Kaweah River, Lewis Creek, and the Tule River." These sources are located in the eastern Valley portion of Tulare County, thus they not within any area which could accommodate housing. The proposed Project will result in No Impact to this resource.</p>				
12. NOISE -- Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
existing without the project?				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been or public use airport, would the adopted, within two miles of a public airport project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Analysis:

The Health and Safety Element of the Tulare County General Plan recognizes areas that are potentially noise-impacted for existing (2010) and future (2030) conditions. Table 10.1, Land Use Compatibility for Community Noise Environments of the Tulare County Health and Safety Element, establishes noise level criteria for typical land uses throughout Tulare County. Exterior noise levels in the range of 50-65 dB Ldn or Community Noise Equivalent Level (CNEL) or below, are generally considered acceptable for residential land uses and 50-75 dB Ldn (or CNEL), or below are considered acceptable for industrial, manufacturing utilities, and agriculture land uses.

The distinction between short-term construction noise impacts and long-term operational noise impacts is a typical one in CEQA documents and local noise ordinances, which generally acknowledge that short-term noise from construction-related activities is inevitable and cannot be mitigated beyond a certain level. The Tulare County Health and Safety Element identifies short-term, construction-noise-level thresholds as noted in General Plan Policies HS-8.18 and HS-8.19, below. Noise generating activities such as construction-related activities are limited to the hours of 7 a.m. to 7 p.m., Monday through Saturday when construction activities are located near sensitive receptors. No construction shall occur on Sundays or national holidays without a permit from the County to minimize noise impacts associated with development near sensitive receptors. Thus, local agencies consent to short-term noise at levels consistent with the Health and Safety Element that they would not accept from permanent noise sources.

General Plan Policies:

There are several General Plan policies which will be implemented to avoid and/or minimize any potentially adverse impacts to noise such as *HS-8.2 Noise Impacted Areas* wherein the County shall designate areas as noise-impacted if exposed to existing or projected noise levels that exceed 60 dB Ldn (or Community Noise Equivalent Level (CNEL)) at the exterior of buildings; *HS-8.3 Noise Sensitive Land Uses* wherein the County shall not approve new noise sensitive uses unless effective mitigation measures are incorporated into the design of such projects to reduce noise levels to 60 dB Ldn (or CNEL) or less within outdoor activity areas and 45 dB Ldn (or

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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CNEL) or less within interior living spaces; *HS-8.5 State Noise Standards* wherein the County shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code (UBC); *HS-8.6 Noise Level Criteria* wherein the County shall ensure noise level criteria applied to land uses other than residential or other noise-sensitive uses are consistent with the recommendations of the California Office of Noise Control (CONC); *HS-8.8 Adjacent Uses* wherein the County shall not permit development of new industrial, commercial, or other noise-generating land uses if resulting noise levels will exceed 60 dB Ldn (or CNEL) at the boundary of areas designated and zoned for residential or other noise-sensitive uses, unless it is determined to be necessary to promote the public health, safety and welfare of the County; *HS-8.18 Construction Noise* wherein the County shall seek to limit the potential noise impacts of construction activities by limiting construction activities to the hours of 7 am to 7pm, Monday through Saturday when construction activities are located near sensitive receptors. No construction shall occur on Sundays or national holidays without a permit from the County to minimize noise impacts associated with development near sensitive receptors; and *HS-8.19 Construction Noise Control* wherein the County shall ensure that construction contractors implement best practices guidelines (i.e. berms, screens, etc.) as appropriate and feasible to reduce construction-related noise-impacts on surrounding land uses.

The County of Tulare contains a wide range of noise conditions associated with the large variety of land uses across the county such as industrial, agricultural and urban area. The County's Housing Element does not propose the development of housing, but serves as a policy plan for the County with respect to housing. The goals and policies proposed do not involve significantly increasing densities, mixed-uses or other planning practices that would result in significant increases in noise or vibration. However, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County's regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing. Any future housing development will involve environmental review, and specific projects that include the development of housing will be evaluated for the possibility of potential noise impacts on new residential development in residential as well as commercial districts, as per the General Plan Noise Element.

a) The Update does not include any construction-related activity, as such, it does not involve long- or short-term noise sources. During the construction phase of a development or activity (for example road repair, trenching to install water/sewer lines, etc.), noise from construction activities would contribute to the noise environment in the immediate proposed Project vicinity. Activities involved in construction would generate maximum noise levels, as indicated in the table below, ranging from 79 to 91 dBA at a distance of 50 feet, without feasible noise control (e.g., mufflers, well maintained equipment, shielding noisier equipment parts, and/or time and activity constraints) and ranging from 75 to 80 dBA at a distance of 50 feet, with feasible noise control. Although the noise generated from earthmoving equipment may exceed the 65 dB Ldn during earthmoving operations, the impact is short-term, temporary, and will only occur during normal business hours, typically from 8:00 a.m.-5:00 p.m. Existing General Plan policies and draft Community Plan policies will be implemented to minimize noise exposure. Therefore, the impact is *Less Than Significant*.

Typical Construction Noise Levels

Type of Equipment	dBA at 50 ft	
	Without Feasible Noise Control	With Feasible Noise Control ¹
Dozer or Tractor	80	75

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Excavator	88	80		
Scraper	88	80		
Front End Loader	79	75		
Backhoe	85	75		
Grader	85	75		
Truck	91	75		

Source: U.S. Department of Transportation, Federal Transit Administration. 2006.

¹ Feasible noise control includes the use of intake mufflers, exhaust mufflers, and engine shrouds operating in accordance with manufacturers specifications.

b) Vibration is the periodic oscillation of a medium or object. Vibration sources may be continuous, such as factory machinery, or transient, such as explosions. Similar to airborne sound, ground borne vibrations may be described by amplitude and frequency. Vibration amplitudes are usually expressed in peak particle velocity (PPV) or root mean squared (RMS), as in RMS vibration velocity. The PPV and RMS (VbA) vibration velocity are normally described in inches per second (in/sec). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal and is often used in monitoring of blasting vibration because it is related to the stresses that are experienced by buildings (FTA 2006).

Although PPV is appropriate for evaluating the potential for building damage, it is not always suitable for evaluating human response. As it takes some time for the human body to respond to vibration signals, it is more prudent to use vibration velocity when measuring human response. The vibration velocity level is reported in decibels relative to a level of 1×10^{-6} inches per second and is denoted as VdB. The typical background vibration-velocity level in residential areas is approximately 50 VdB. Ground borne vibration is normally perceptible to humans at approximately 65 VdB. For most people, a vibration-velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels (FTA 2006).

Typical outdoor sources of perceptible ground borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. Construction vibrations can be transient, random, or continuous. The approximate threshold of vibration perception is 65 VdB, while 85 VdB is the vibration acceptable only if there are an infrequent number of events per day (FTA 2006). The table below describes the typical construction equipment vibration levels.

Typical Construction Vibration Levels	
Equipment	VdB at 25 ft ²
Small Bulldozer	58
Jackhammer	79

Source: U.S. Department of Transportation, Federal Transit Administration, Transit Noise and Vibration Impact Assessment. 2006.

The Update does not include any construction-related activity; as such, it does not involve long- or short-term noise sources. Vibration from future construction-related activities will be evaluated on a case-by-case basis. As construction-related activity is short term and temporary, it is not anticipated to exceed the FTA threshold for the nearest potential receptors. The impact would be **Less Than Significant**.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>c and d) The Update does not include any construction-related activity , as such, it does not involve long- or short-term noise sources from construction-related activities (for example, earthmoving equipment operations). Construction-related activities will be evaluated on a case-by-case basis and will be required to comply with County Noise standards as defined in Table 10.1 of the General Plan. Intermittent construction-related activities would result in avoidance of a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the Project. Existing General Plan policies and draft Community Plan policies will be implemented to minimize noise exposure. Therefore, the impact is <i>Less Than Significant</i>.</p> <p>e and f) Any project that proposes residential development within an airport land use plan or near a public, private or public use airport would be subject to environmental review as well as the regulations regarding noise outlined in the General Plan Noise Element and Zoning Ordinances. Therefore, the impact is <i>Less Than Significant</i>.</p>				
13. POPULATION AND HOUSING -- Would the project:				
a) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially change the demographics in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the location, distribution, or density of the area's population?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted housing elements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Analysis:</p> <p>General Plan Policies:</p> <p>This Update will continue to implement existing General Plan Housing Element Policies such as: <i>Housing Guiding Principle 1.1</i> which endeavors to improve opportunities for affordable housing in a wide range of housing types in the communities throughout the unincorporated area of the County; <i>Housing Policy 1.11</i> which encourages the development of a broad range of housing types to provide an opportunity of choice in the local housing market; <i>Housing Policy 1.12</i> which encourages Federal and State governments to expand and adequately fund housing</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>programs for very low, low and moderate income households, to stimulate mortgage financing for such programs, and to revise program requirements that preclude certain programs from being utilized; <i>Housing Policy 1.16</i> which calls for review of community plans and zoning to ensure they provide for adequate affordable residential development; <i>Housing Guiding Principle 1.3</i> which strives to meet the housing needs of migrant and non-migrant farmworkers and their families with a suitable, affordable and satisfactory living environment; <i>Housing Policy 1.42</i> which supports and encourages non-profit organizations expressing interest in developing special needs housing with incentives (fast track processing, etc.); <i>Housing Guiding Principle 1.6</i> which assess and allows amendments County ordinances, standards, practices and procedures considered necessary to carry out the County's essential housing goal of the attainment of a suitable, affordable and satisfactory living environment for every present and future resident in unincorporated areas; <i>Housing Policy 2.11</i> which encourages Federal and State governments to increase the level of funding for improvements or expansion of public infrastructure serving the unincorporated communities. <i>Housing Guiding Principle 2.2</i> which requires proposed new housing developments located within the development boundaries of unincorporated communities to have the necessary infrastructure and capacity to support the development; <i>Housing Policy 2.21</i> which requires all proposed housing within the development boundaries of unincorporated communities is either (1) served by community water and sewer, or (2) that physical conditions permit safe treatment of liquid waste by septic tank systems and the use of private wells; <i>Housing Policy 2.22</i> which coordinates capital improvement programs for public infrastructure projects with housing rehabilitation programs; <i>Housing Policy 3.15</i> which allows multi-family residential projects or mixed-use developments in commercial zone districts within development boundaries of unincorporated communities; <i>Housing Policy 3.21</i> which promotes and encourages "infill" development within the development boundaries of unincorporated communities and review current zoning to ensure that it is not impeding development; <i>Housing Policy 3.22</i> which implement adopted community plans, which designate adequate sites for residential development; <i>Housing Policy 3.23</i> which compels the County to prepare new and/or updated community plans that provide adequate sites for a variety of types of housing within the development boundaries of community; and <i>Housing Policy 4.12</i> which facilitates land use policies and programs that meet housing and conservation objectives.</p> <p>a-g) While the Housing Element is designed to facilitate the development of housing in order to meet the anticipated population growth, the implementation of the Housing Element Update is not designed to induce growth. The Housing Element Update primarily includes policies and actions that focus on revitalization and rehabilitation of existing housing in an effort to reduce the necessity to disrupt the existing residents and community. None of the goals, policies, or programs contains actions that would result in substantial population growth or people and housing displacement that would result in replacement housing elsewhere. The purpose and scope of the Housing Element is to ensure that sufficient sites are available and that existing constraints are reduced or removed in order to encourage housing production to meet the expected need during the 2015 planning period.</p> <p>The proposed Update does not include any proposed residential development. As such, it will not result in demographic or population changes; it will not induce growth; it will not alter the location, distribution, or density of the area's population; it will not displace any housing or people; nor will it conflict with the adopted housing element. There will be <i>No Impact</i> to these resources.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
14. PUBLIC OR UTILITY SERVICES -- Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government and public services facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Electrical power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Communication?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other public or utility services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Analysis:</p> <p>The Project does not contain any development proposals; as such, the need to expand public or utility services will be evaluated on a case-by-case basis as development occurs.</p> <p>There are several General Plan policies which will be implemented to avoid and/or minimize any potentially adverse impacts to public or utilities services such as <i>PFS-7.1 Fire Protection</i> wherein the County shall strive to expand fire protection service in areas that experience growth in order to maintain adequate levels of service; <i>PFS-7.2 Fire Protection Standards</i> wherein the County shall require all new development to be adequately served by water supplies, storage, and conveyance facilities supplying adequate volume, pressure, and capacity for fire protection; <i>PFS-7.3 Visible Signage for Roads and Buildings</i> wherein the County shall strive to ensure all roads are properly identified by name or number with clearly visible signs; <i>PFS-7.4 Interagency Fire Protection Cooperation</i> wherein the County shall continue to promote cooperative fire protection agreements with municipal and special district fire departments, State and federal forest agencies, and adjacent County fire departments to provide added fire protection on a year round basis; <i>PFS-7.5 Fire Staffing and Response Time Standards</i> wherein the County shall strive to maintain fire department staffing and response time goals consistent with National Fire Protection Association (NFPA) standards.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>In addition to fire protection services, the General Plan contains policies to ensure police services (provided by the Tulare County Sherriff's Office) meets the needs of the affected community such as <i>PFS-7.8 Law Enforcement Staffing Ratios</i> wherein the County shall strive to achieve and maintain a staffing ratio of 3 sworn officers per 1,000 residents in unincorporated area; <i>PFS-7.9 Sheriff Response Time</i> wherein the County shall work with the Sheriff's Department to achieve and maintain a response time of Less than 10 minutes for 90 percent of the calls in the valley region; <i>PFS-7.10 Interagency Law Enforcement Protection Cooperation</i> wherein the County shall continue to promote cooperative law enforcement protection agreements with the Sheriff's Department, California Highway Patrol (CHP), local city police, and adjacent County law enforcement agencies to provide added public protection on a year round basis; or both fire and police services needs as specified in <i>PFS-7.11 Locations of Fire and Sheriff Stations/Sub-stations</i> wherein the County shall strive to locate fire and sheriff sub-stations in areas that ensure the minimum response times to service calls.</p> <p>Providing school facilities falls within the purview of local school districts. The Tulare County General Plan contains policies to ensure adequate schools (and community facilities) are provided and are conveniently located for County residents such as <i>PFS-8.1 Work with Local School Districts</i> wherein the County shall work with local school districts to develop solutions for overcrowded schools and financial constraints of constructing new facilities; <i>PFS-8.2 Joint Use Facilities and Programs</i> wherein the County shall encourage the development of joint school facilities, recreation facilities, and educational and service programs between school districts and other public agencies; <i>PFS-8.3 Location of School Sites</i> wherein the County shall work with school districts and land developers to locate school sites consistent with current and future land uses. The County shall also encourage siting new schools near the residential areas that they serve and with access to safe pedestrian and bike routes to school; and <i>PFS-8.6 School Funding</i> wherein to the extent allowed by State law, the County may require new projects to mitigate impacts on school facilities, in addition to the use of school fees. The County will also work with school districts, developers, and the public to evaluate alternatives to funding/providing adequate school facilities.</p> <p>The Tulare County General Plan contains policies to provide parks, recreation, and open space to serve the recreational needs of County residents such as <i>ERM-5.1 Parks as Community Focal Points</i> wherein the County shall strengthen the role of County parks as community focal points by providing community center/recreation buildings to new and existing parks, where feasible; <i>ERM-5.2 Park Amenities</i> wherein the County shall provide a broad range of active and passive recreational opportunities within community parks. When possible, this should include active sports fields and facilities, community center/recreation buildings, children's play areas, multi-use areas and trails, sitting areas, and other specialized uses as appropriate; <i>ERM-5.3 Park Dedication Requirements</i> wherein the County shall require the dedication of land and/or payment of fees, in accordance with local authority and State law (for example the Quimby Act), to ensure funding for the acquisition and development of public recreation facilities; <i>ERM-5.4 Park-Related Organizations</i> wherein the County shall consider the use of existing entities or the creation of assessment districts, landscape and lighting districts, County service areas, community facilities districts, homeowners associations, or other types of districts to generate funds for the acquisition and development of parkland and/or historical properties as development occurs in the County; <i>ERM-5.5 Collocated Facilities</i> wherein the County shall encourage the development of parks near public facilities such as schools, community halls, libraries, museums, prehistoric sites, and open space areas and shall encourage joint-use agreements whenever possible; and <i>ERM-5.6 Location and Size Criteria for Parks</i> wherein the County identifies the location and size criteria for Pocket, Neighborhood, Community, and Regional Parks used in Tulare County.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>Regarding communications, the County General Plan contains policies intended to expand the use of information technology in order to increase the County's economic competitiveness, develop a more informed citizenry, and improve personal convenience for residents and businesses in the County through <i>PFS-6.1 Telecommunications Services</i> wherein the County shall work with telecommunication providers to ensure that all residents and businesses have access to telecommunications services, including broadband internet service; <i>PFS-6.2 Communication Technologies to Improve Citizen Participation</i> wherein the County shall strive to expand opportunities for all citizens to participate in County governance through use of communication technologies, including the County website and cable television; and <i>PFS-6.3 Siting of Telecommunications Infrastructure</i> to minimize the visual and locational impact of wireless telecommunications facilities, the County shall encourage the siting of telecommunications infrastructure to meet the following conditions: (1) Located away from residential and open space areas; (2) When possible, are located or collocated on existing buildings, existing towers, or other existing support structures and (3) Painted, camouflaged, textured, or otherwise designed to better integrate into existing conditions adjacent to the installation site.</p> <p>a-e) Public services (water and sewer, police, fire, and ambulance, street and highway maintenance, and other public services) are provided by various federal, State and local agencies and private companies in Tulare County.</p> <p>Fire services in urban areas of the County are generally provided by local agency fire departments. Various fire districts and/or the U.S. Forest Service and the State Department of Forestry also provide fire suppression services to urban areas, as well as in rural areas of the County and/or in federal and State Park preserve and recreation areas.</p> <p>Police protection in urban areas is provided by local jurisdictions unless the services are contracted to other law enforcement agencies. The County Sheriff's Department provides primary law enforcement protection in rural areas of the County. Each city's police department provides Law enforcement in the cities. Finally, the California Highway Patrol (CHP) provides law enforcement services throughout the County along the State Highway system and along other streets and roads when under contract with local agencies.</p> <p>Local agencies, public service districts and/or various private companies primarily provide other emergency services, such as ambulance and paramedic services. Services most affected by this Plan, such as street and highway maintenance, are provided by local agency Public Works Departments. In the case of Federal and State Highways, Caltrans is responsible for maintenance activities.</p> <p>Public services such as libraries and parks are not expected to be significantly impacted by the goals, objectives, and policies, improvement projects, and/or programs identified in the Housing Element. To the contrary, these services are expected to benefit from the Plan because of conscious planning efforts resulting from the project.</p> <p>While the Housing Element does not involve the construction of housing units, the Housing Element contains policies and implementing actions that are designed to facilitate the development of housing to meet the County's share of the regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing, thereby requiring additional public services. This development is expected to occur in urbanized areas in or in close proximity to existing communities or jurisdictions in the County in conjunction with available public services. Future residential projects will be subject to CEQA review including potential impacts on fire and police protection, schools, parks, and other public facilities. The impact will be <i>Less</i></p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p><i>Than Significant.</i></p> <p>e) The Update does not involve any development proposals that could contribute to the need for expanded electrical power or natural gas services. Development proposals will be evaluated on a case-by-case basis and referred to the local electricity and gas providers to determine the availability of the respective service. The impact will be <i>Less Than Significant</i>.</p> <p>f) The Update does not involve any development proposals that could result in the need for additional communication services. Development proposals will be evaluated on a case-by-case basis and referred to the local communications providers to determine the need for communication services for specific development projects. As such, the impact will be <i>Less Than Significant</i>.</p> <p>g) The Update does not involve any development proposals that could result in the need for other public services or utilities. Development proposals will be evaluated on a case-by-case basis and referred to determine the need for other public services or utilities for specific development projects. As such, the impact will be <i>Less Than Significant</i>.</p>				
15. RECREATION -- Would the project?:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Analysis:</p> <p>The eastern half of the County is comprised primarily of public lands within the Sequoia and Kings Canyon National Parks, the Inyo, Sierra, and Sequoia National Forests, and the Mineral King, Golden Trout, and Domelands Wilderness areas. Opportunities for all-season outdoor recreation include: hiking, water and snow skiing, fishing, and boating. Tulare County's street and highway system is vital to providing access to these recreational areas.</p> <p>The Housing Element is designed to address existing and future housing need in the County of Tulare. However, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County's regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing and would be required by existing regulations to provide adequate recreational facilities. Future residential projects will be also subject to CEQA review including potential impacts on recreational facilities.</p> <p>a and b) The Update does not include plans for a future park. The Update will not result in an increase in the use</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated; nor will it include recreational facilities which might have an adverse physical effect on the environment. As noted in item 14.d, the Tulare County General Plan contains policies to provide parks, recreation, and open space to serve the recreational needs of County residents, As such, there will be <i>No Impact</i> to these resources.				
16. TRANSPORTATION/TRANSIT -- Would the project?:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Analysis: As contained in the Transportation and Circulation policies section of the Tulare County General Plan, a variety of policies were adopted "To promote an efficient roadway and highway system for the movement of people and goods, which enhances the physical, economic, and social environment while being safe, environmentally friendly,				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>and cost-effective.” which are applicable to areas suitable for housing. For example, <i>TC-1.3 Regional Coordination</i> wherein the County shall work with State, regional, and local agencies to assess transportation needs and goals and support coordinated transportation planning and programming with the Tulare County Association of Governments (TCAG) and other local agencies; <i>TC-1.4 Funding Sources</i> wherein the County should seek to enhance funding available for transportation projects with TCAG, Federal and State agencies and enhance local funding sources, including assessment of transportation impact fees to pay for appropriate construction, enhancement, and maintenance of transportation facilities; <i>TC-1.16 County Level Of Service (LOS) Standards</i> which compels the County to develop and manage its roadway system (both segments and intersections) to meet a LOS of “D” or better in accordance with the LOS definitions established by the Highway Capacity Manual;etc.</p> <p>The General Plan contains numerous policies in support of transit services, pedestrian and bicycle facilities such as <i>AQ-3.3 Street Design</i> wherein the County shall promote street design that provides an environment which encourages transit use, biking, and pedestrian movements; <i>LU- 7.1 Friendly Streets</i> wherein the County shall encourage new streets within UDBs to be designed and constructed to not only accommodate traffic, but also serve as comfortable pedestrian and cyclist environments; <i>TC-1.2 Intermodal Connectivity</i> wherein the County shall ensure that, whenever possible, roadway, highway, and public transit systems will interconnect with other modes of transportation; <i>TC-4.7 Bicycle/Pedestrian Trail System</i> wherein the County shall coordinate with TCAG and other agencies to develop a Countywide integrated multi-purpose trail system that provides a linked network with access to recreational, cultural, and employment facilities, as well as offering a recreational experience apart from that available at neighborhood and community parks; <i>TC-5.2 Consider Non-Motorized Modes in Planning and Development</i> wherein the County shall consider incorporating facilities for non-motorized users, such as bike routes, sidewalks, and trails when constructing or improving transportation facilities and when reviewing new development proposals; etc.</p> <p>a-b) The Tulare County Association of Governments (TCAG), as a regional transportation agency, prepares the Regional Transportation Plan (RTP) to examine long-range transportation issues, opportunities and needs for Tulare County. TCAG also prepares the Regional Transportation Improvement Program (RTIP) and the Federal Transportation Improvement Program (FTIP), which are funding documents, which implement projects referenced and identified in the RTP. The RTP program helps to implement the Circulation Element of the Tulare County General Plan. The adoption and implementation of the 2009 - 20014 Tulare County Housing Element is not anticipated to generate additional traffic beyond that identified in the population and traffic projections contained in the RTP and General Plan Circulation Element. The Housing Element does not involve the construction of housing; however, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County’s share of the regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing. Individual housing developments remain subject to project-specific review to assess potential traffic impacts. As such, the Housing Element Update will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit; nor will it conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The impact will be <i>Less Than Significant</i>.</p>				

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<p>c) The Housing Element Update will not increase or change air traffic patterns or substantially increase hazards. Implementation of the Housing Element Update does not involve changes to airports or prompt changes in air traffic patterns due to the rezoning of land to residential uses. Future residential projects will be subject to CEQA and the Comprehensive Airport Land Use Plan where applicable. The impact will be <i>Less Than Significant</i>.</p> <p>d-e) The Housing Element Update does not propose any design features or modifications to design guidelines that would substantially increase safety risks or result in any changes to emergency access. Proposed individual housing developments in the County are subject to environmental review, including review by fire and police to determine adequate emergency access. The impact will be <i>Less Than Significant</i>.</p> <p>f) The Housing Element Update would not Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. As such, the impact will be <i>Less Than Significant</i>.</p>				
17. UTILITIES AND SERVICE SYSTEMS -- Would the project?:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment or collection facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies, including fire flow available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Analysis:

Wastewater

The Housing Element is designed to address existing and future housing need in the County of Tulare. However, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County's regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing and would be required by existing regulations to provide adequate wastewater facilities. Future residential projects will be also subject to CEQA review including potential impacts on wastewater.

The Tulare County General Plan has a number of wastewater-related policies that apply to projects within the County of Tulare. For example, General Plan policies that would apply to future development in the Project area include *PFS-3.2 Adequate Capacity* wherein the County shall require development proposals to ensure the intensity and timing of growth is consistent with the availability of adequate wastewater treatment and disposal capacity; *PFS-3.3 New Development Requirements* wherein the County shall require all new development, within UDBs, UABs, Community Plans, Hamlet Plans, Planned Communities, Corridor Areas, Area Plans, existing wastewater district service areas, or zones of benefit, to connect to the wastewater system, where such systems exist. The County may grant exceptions in extraordinary circumstances, but in these cases, the new development shall be required to connect to the wastewater system when service becomes readily available; and *PFS-3.7 Financing* wherein the County shall cooperate with special districts when applying for State and federal funding for major wastewater related expansions/upgrades when such plans promote the efficient solution to wastewater treatment needs for the area and County.

Storm Water Drainage

The Housing Element is designed to address existing and future housing need in the County of Tulare. However, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County's regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing and would be required by existing regulations to provide adequate storm water drainage facilities. Future residential projects will be also subject to CEQA review including potential impacts on storm water drainage.

The Tulare County General Plan has a number of storm water drainage-related policies that apply to projects within County of Tulare. For example, General Plan policies that would apply to future development in the Project area include *HS-5.4 Multi-Purpose Flood Control Measures* wherein the County shall encourage multipurpose flood control projects that incorporate recreation, resource conservation, preservation of natural riparian habitat, and scenic values of the County's streams, creeks, and lakes. Where appropriate, the County shall also encourage the use of flood and/or stormwater retention facilities for use as groundwater recharge facilities; *PFS-4.1 Stormwater Management Plans* wherein the County shall oversee, as per Community Plan Content Table PF-2.1 and Specific Plan Content, Hamlet Plans Policy PF-3.3, and Table LU-4.3, the preparation and adoption of stormwater management plans for communities and hamlets to reduce flood risk, protect soils from erosion,

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<p>control stormwater, and minimize impacts on existing drainage facilities, and develop funding mechanisms as a part of the Community Plan and Hamlet Plan process; <i>PFS-4.2 Site Improvements</i> wherein the County shall ensure that new development in UDBs, UABs, Community Plans ... includes adequate stormwater drainage systems. This includes adequate capture, transport, and detention/retention of stormwater; <i>PFS-4.4 Stormwater Retention Facilities</i> wherein the County shall require on-site detention/retention facilities and velocity reducers when necessary to maintain existing (pre-development) storm flows and velocities in natural drainage systems. The County shall encourage the multi-purpose design of these facilities to aid in active groundwater recharge; <i>PFS-4.5 Detention/Retention Basins Design</i> wherein the County shall require that stormwater detention/retention basins be visually unobtrusive and provide a secondary use, such as recreation, when feasible; <i>PFS-4.6 Agency Coordination</i> ; <i>PFS-4.7 NPDES Enforcement</i> wherein the County shall continue to monitor and enforce provisions to control non-point source water pollution contained in the U.S. Environmental Protection Agency National Pollution Discharge Elimination System (NPDES) program</p> <p><u>Water Availability and Supply</u></p> <p>The Housing Element is designed to address existing and future housing need in the County of Tulare. However, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County's regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing and would be required by existing regulations to provide adequate water availability and supply. Future residential projects will be also subject to CEQA review including potential impacts on water availability and supply.</p> <p>The Tulare County General Plan has a number of policies that apply to water availability and supply to existing development and future development projects within the County of Tulare. For example, General Plan policies that would apply to existing and future development in the Project area include <i>LU-7.16 Water Conservation</i> wherein the County shall encourage the inclusion of "extra-ordinary" water conservation and demand management measures for residential, commercial, and industrial indoor and outdoor water uses in all new urban development; <i>PFS-1.1 Existing Development</i> wherein the County shall generally give priority for the maintenance and upgrading of County-owned and operated facilities and services to existing development in order to prevent the deterioration of existing levels-of-service; <i>PFS-1.2 Maintain Existing Levels of Services</i> wherein the County shall ensure new growth and developments do not create significant adverse impacts on existing County-owned and operated facilities; <i>PFS-1.3 Impact Mitigation</i> wherein the County shall review development proposals for their impacts on infrastructure (for example, sewer, water, fire stations, libraries, streets, etc). New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law. <i>PFS-1.6 Funding Mechanisms</i> wherein the County shall use a wide range of funding mechanisms, such as the following, to adequately fund capital improvements, maintenance, and on-going operations for publicly-owned and/or operated facilities: Establishing appropriate development impact fees, Establishing assessment districts, and Pursuing grant funding; <i>PFS-1.7 Coordination with Service Providers</i> wherein the County shall work with special districts, community service districts, public utility districts, mutual water companies, private water purveyors, sanitary districts, and sewer maintenance districts to provide adequate public facilities and to plan/coordinate, as appropriate, future utility corridors in an effort to minimize future land use conflicts; <i>PFS-1.8 Funding for Service Providers</i> wherein the County shall encourage special districts, including community service districts and public utility districts to:</p> <ol style="list-style-type: none"> 1. Institute impact fees and assessment districts to finance improvements, 				

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<p>2. Take on additional responsibilities for services and facilities within their jurisdictional boundaries up to the full extent allowed under State law, and</p> <p>3. Investigate feasibility of consolidating services with other districts and annexing systems in proximity to promote economies of scale, such as annexation to city systems and regional wastewater treatment systems;</p> <p><i>PFS-2.1 Water Supply</i> wherein the County shall work with agencies providing water service to ensure that there is an adequate quantity and quality of water for all uses, including water for fire protection, by, at a minimum, requiring a demonstration by the agency providing water service of sufficient and reliable water supplies and water management measures for proposed urban development; <i>PFS-2.2 Adequate Systems</i> wherein the County shall review new development proposals to ensure that the intensity and timing of growth will be consistent with the availability of adequate production and delivery systems. Projects must provide evidence of adequate system capacity prior to approval. <i>PFS-2.3 Well Testing</i> wherein the County shall require new development that includes the use of water wells to be accompanied by evidence that the site can produce the required volume of water without impacting the ability of existing wells to meet their needs; <i>PFS-2.4 Water Connections</i> wherein the County shall require all new development in UDBs, UABs, Community Plans, Hamlet Plans, Planned Communities, Corridor Areas, Area Plans, existing water district service areas, or zones of benefit, to connect to the community water system, where such system exists. The County may grant exceptions in extraordinary circumstances, but in these cases, the new development shall be required to connect to the water system when service becomes readily available; <i>PFS-2.5 New Systems or Individual Wells</i> where connection to a community water system is not feasible per PFS-2.4: Water Connections, service by individual wells or new community systems may be allowed if the water source meets standards for quality and quantity; <i>PFS-7.1 Fire Protection</i> wherein the County shall strive to expand fire protection service in areas that experience growth in order to maintain adequate levels of service; <i>LU-7.16 Water Conservation</i> wherein the County shall encourage the inclusion of “extra-ordinary” water conservation and demand management measures for residential, commercial, and industrial indoor and outdoor water uses in all new urban development; <i>WR-1.5 Expand Use of Reclaimed Wastewater</i> to augment groundwater supplies and to conserve potable water for domestic purposes, the County shall seek opportunities to expand groundwater recharge efforts; <i>WR-1.6 Expand Use of Reclaimed Water</i> wherein the County ; <i>WR-3.3 Adequate Water Availability</i> wherein the County shall review new development proposals to ensure the intensity and timing of growth will be consistent with the availability of adequate water supplies. Projects must submit a Will-Serve letter as part of the application process, and provide evidence of adequate and sustainable water availability prior to approval of the tentative map or other urban development entitlement; <i>PF-1.4 Available Infrastructure</i> wherein the County shall encourage urban development to locate in existing UDBs and HDBs where infrastructure is available or may be established in conjunction with development. The County shall ensure that development does not occur unless adequate infrastructure is available, that sufficient water supplies are available or can be made available, and that there are adequate provisions for long term management and maintenance of infrastructure and identified water supplies.</p> <p><u>Solid Waste Disposal</u></p> <p>The Housing Element is designed to address existing and future housing need in the County of Tulare. However, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County’s regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing and would be required by existing regulations to provide adequate solid waste disposal. Future residential projects will be also subject to CEQA</p>				

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<p>review including potential impacts on solid waste disposal.</p> <p><i>PFS-5.3 Solid Waste Reduction</i> wherein the County shall promote the maximum feasible use of solid waste reduction, recycling, and composting of waste, strive to reduce commercial and industrial waste on an annual basis, and pursue financing mechanisms for solid waste reduction programs; <i>PFS-5.5 Private Use of Recycled Products</i> wherein the County The County shall work with recycling contractors to encourage businesses to use recycled products and encourage consumers to purchase recycled products; <i>PFS-5.6 Ensure Capacity</i> wherein the County shall require evidence that there is adequate capacity within the solid waste system for the processing, recycling, transmission, and disposal of solid waste prior to approving new development; and <i>PFS-5.7 Provisions for Solid Waste Storage, Handling, and Collection</i> wherein the County shall ensure all new development adequately provides for solid waste storage, screening, handling, and collection prior to issuing building permits.</p> <p>The Tulare County Housing Element is a policy plan to address housing need. It is not responsible for the construction of housing. However, the Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the County's regional housing need. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing and would be required by existing regulations to provide adequate infrastructure facilities.. Thus, impacts are less than significant.</p> <p>a and c) Policies PF-2.3, PF-2.4, PF-2.5, PF-2.6, and PF-3.3 would require the County to work with domestic water service providers as a part of the community and hamlet planning process. As a part of the community and hamlet planning process, the communities' short- and long-term ability to provide necessary urban services is to be considered, which requires close coordination between the County and special districts that provide urban services (such as domestic water) to the respective communities.</p> <p>Policies PF-6.5, WR-1.1, WR-3.2, WR-3.4, WR-3.12 and WR-3.13 encourage the County to participate in regional planning efforts to address issues related to the management of water resources within the County. These policies support coordination with adjacent counties and their cities, regional councils of governments, state agencies, local water agencies, and management agencies, to ensure coordination on infrastructure efforts and funding in the region. The policies also support cooperation with water agencies on managing groundwater resources within the County through ordinances, project approvals, agreements, and groundwater management planning and implementation, to ensure an adequate, safe, and economically viable groundwater supply for existing and future development within the County. The policies support continued efforts to work with neighboring counties to implement joint water projects, such as a cross valley canal.</p> <p>Policies ED-1.6, PFS-1.7, PFS-1.8, PFS-1.14 and PFS-1.16 encourage the County to pursue partnerships with water purveyors to work towards the development of public facilities and infrastructure improvements that benefit the community. Partnering with special districts is an important aspect of the provision of adequate public facilities, including identification of funding mechanisms to construct and maintain infrastructure improvements.</p> <p>Policies WR-1.3, WR-3.1, WR-3.9, WR-3.11, and PFS-2.1 restrict the export of water to areas outside of the County, and encourage the development of additional water sources to ensure that there is "no net loss" of water for the County. Under these policies, the County would encourage the identification of additional water sources through the expansion of water storage reservoirs, development of groundwater banking, and promotion of water</p>				

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<p>conservation programs. The County would also monitor actions taken at the federal and state levels which impact water resources in order to evaluate the effect that such actions may have on the County's resources.</p> <p>Policies WR-3.5, WR-3.6, WR-3.7, and WR-3.8 encourage water conservation through the use of drought tolerant landscaping, educational programs aimed at reducing water consumption on agricultural lands, and encouraging other public and private entities to develop educational programs targeting water conservation awareness and domestic use. Under Policy WR-3.7 the County would develop and emergency water conservation plan for County operated water systems to identify appropriate conservation policies that can be implemented during times of water shortages caused by drought, or other circumstances.</p> <p>Current procedures and policies and programs contained in the proposed project would strive to secure adequate water supplies for unincorporated areas within the County that are designated for urban development through water use assessments and monitoring, determination of safe water yields, conservation, and reclamation and reuse. These policies and programs would reduce the onset and severity of water supply deficiencies which are presently not quantifiable. However, sufficient water supplies may not be available at this time to serve all future growth consistent with the proposed project within some of the unincorporated communities. New or expanded entitlements or facilities as previously described may be required.</p> <p>As development proceeds over time, public water suppliers are afforded the opportunity to review projects within their respective service area to determine whether or not water supplies are available. At any time that sufficient water is not available, the supplier can notify the County of that fact and provide the basis for County denial of a project or projects until additional water supplies are available.</p> <p>Nonetheless, the uncertainty over long-term availability of water supplies and facilities and the lack of direct County jurisdiction over public water suppliers results in a level of unpredictability about the adequacy of future supplies in some urban areas. With implementation of the below mentioned policies, there will be a <i>Less Than Significant Impact</i>.</p>				
<p style="text-align: center;">GENERAL PLAN POLICIES AND IMPLEMENTATION MEASURES</p>				
<p>Planning Framework, Economic Development, Public Facilities and Services, and Foothills Elements</p>		<p>Water Resources Element</p>		
<p>Policies designed to minimize this impact through the early identification of required infrastructure and the orderly construction and rehabilitation of the facilities needed to serve existing and planned urban areas include the following:</p>				
<p>PF-2.3 UDB and Other Boundaries PF-2.4 Community Plans PF-2.5 Collaborative Community Planning Partnerships PF-2.6 Land Use Consistency PF-3.3 Hamlet Plans PF-6.5 Regional Planning Coordination ED-1.6 Develop Public/Private Partnerships PFS-1.7 Coordination with Service Providers PFS-1.8 Funding for Service Providers PFS-1.14 Capital Improvement Plans PFS-1.16 Joint Planning Efforts PFS-2.1 Water Supply FGMP-9.1 Infrastructure Capacity</p>		<p>WR-1.3 Water Export Outside County WR-3.1 Develop Additional Water Sources WR-3.2 Develop an Integrated Regional Water Master Plan WR-3.3 Adequate Water Availability WR-3.4 Water Resource Planning WR-3.9 Establish Critical Water Supply Areas WR-3.10 Diversion of Surface Water WR-3.11 Policy Impacts to Water Resources WR-3.12 Joint Water Projects with Neighboring Counties WR-3.13 Coordination of Watershed Management on Public Land WR Implementation Measures #17, #18, and #27</p>		

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FGMP-9.2 Provision of Adequate Infrastructure				
<p>Additional policies designed to minimize this impact through the provision and conservation of water resources and service include the following:</p> <p>WR-3.4 Water Resource Planning WR-3.5 Use of Native and Drought Tolerant Landscaping WR-3.6 Water Use Efficiency WR-3.7 Emergency Water Conservation Plan WR-3.8 Educational Programs WR-3.11 Policy Impacts to Water Resources</p>				
<p>b and e) Provision of adequate wastewater system capacity in urban areas of Tulare County is largely the responsibility of public agencies that are not directly under the jurisdiction of the County. These agencies must not only maintain their systems and facilities to serve existing users, but must also expand as needed to accommodate projected growth within each service area. It is not always possible to assure adequate capacity and facilities fifteen or twenty years in advance of growth due to funding limitations, permitting requirements, and environmental entitlements. For this reason, this analysis focuses on how much capacity will be needed in order to support projected growth subsequent to the proposed project for each wastewater treatment provider in the unincorporated areas of the County. For unincorporated areas not identified as “communities” within the General Plan, an assumed growth estimate of 2% across the board is applied for capacity analysis purposes.</p> <p>Several of the wastewater treatment providers within the unincorporated areas of the County would need to increase the capacity of their WWTFs in order to accommodate projected growth resulting from the proposed project. This is not surprising, as previously mentioned, it is often difficult for small service provider’s to provide capacity for growth projected out for twenty years or more due to funding limitations and other constraints. For this reason, many service providers are unable to provide additional capacity for future growth until such time that developments are proposed and can assist financially to upgrade the infrastructure (often through some type of reimbursement agreement with the respective service provider). Six wastewater treatment providers have been identified as having clear capacity to accommodate projected growth. In addition to the unincorporated communities that have clear capacity to accommodate projected growth, it is also likely that the eight incorporated cities within the County would have capacity to accommodate projected growth due to advanced planning and capital improvement financing capabilities. It should also be noted that although this analysis is based upon the currently permitted capacity of each wastewater treatment provider, many service providers have projects that are currently in the planning, implementation, or completion stages that would increase wastewater treatment capacities. Some of these projects are identified below.</p> <ul style="list-style-type: none"> • Cutler-Orosi Joint WWTF capacity and operational improvements (underway) • Earlimart WWTF improvements increased capacity to 1.24 MGD (completed) • London WWTF improvements increased capacity to 0.50 MGD (completed) • Pixley WWTF improvements to increase capacity to 0.50 MGD (pending funding availability) • Richgrove WWTF improvements to increase capacity and bring plant into compliance with the RWQCB (planning stages, pending funding availability) • Springville WWTF wastewater reclamation project that would increase effluent disposal capacity 				

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<p>(planning stages, pending funding availability)</p> <ul style="list-style-type: none"> • Evaluation of feasibility to construct a regional WWTF that would serve the communities of Earlimart, Pixley, and Tipton (preparation of feasibility study underway) • New Package WWTF for the Traver community (pilot project, grant funding awarded, project planning underway) <p>The above are known projects in Tulare County that are currently planned, being implemented, or have recently been completed. It is anticipated that those projects which have been recently completed and resulted in increased capacity will lead to the issuance of a new permit by the Regional Water Quality Control Board (RWQCB).</p> <p>The proposed Update includes several policies that would reduce sanitary sewer impacts by addressing the service providers' ability to meet increase capacity requirements resulting from projected growth during the planning process. Policies contained in the Planning Framework, Water Resources, and Public Services and Utilities Elements that would reduce impacts relating to increased sanitary sewer demands are listed below by general plan element.</p> <p>Policies PF-1.4, PF-2.4, PF-2.5, PF-2.6, PF-2.7, and PF-3.3 would require the County to work with special districts that provide urban services as a part of the community and hamlet planning process. As a part of the community and hamlet planning process, the communities short and long term ability to provide necessary urban services is to be considered, which requires close coordination between the County, and special districts that provide urban services to the respective communities. These policies would ensure that development does not occur unless adequate infrastructure is available or can be made available for that area and that there are adequate provisions for long term maintenance. Policy PF-6.4 requires that CACUDBs be considered as the same area for which water and sewer system planning is to occur.</p> <p>Policy WR-1.6 would encourage the use of treated wastewater and household grey water for irrigation of agricultural lands, recreation and open space areas, and large landscaped areas. These efforts, to be coordinated with wastewater treatment providers throughout the County, would not only reduce demand for groundwater, but would also to some degree, increase the effluent disposal capacity of wastewater treatment facilities without the need to acquire additional land for disposal. Policies WR-3.7 and WR-3.8 would reduce future wastewater demands through the development of an emergency water conservation plan and encouraging the development of educational programs (in conjunction with water purveyors) geared at promoting water conservation. These policies would require the County to incorporate provisions for the use of reclaimed water, water conserving appliances, drought tolerant landscaping, and other water conservation techniques into the County's building, zoning, and subdivision ordinances.</p> <p>Policy PFS-1.3 requires the County to review development proposals with regard to their impacts on infrastructure and requires that new development pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law. At any time that sufficient capacity is not available, the supplier can notify the County of that fact and provide the basis for County denial of a project or projects until service capacity is available.</p> <p>Policies PFS-1.5, PFS-1.6, PFS-1.7, and PFS-1.8 relate to the implementation of programs and/or procedures to ensure that funding mechanisms necessary to adequately cover the costs related to planning, capital improvements,</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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maintenance, and operations of necessary public facilities and services are in place, whether provided by the County or another entity. These policies require close coordination between the County and special districts throughout the County that are charged with the responsibility of providing urban services. These policies would require the County to develop and adopt an impact fee program for new development to ensure the provision, operation, and on going maintenance of County owned public facilities and services. Policy PFS-1.2 requires the County to prepare capital improvement programs for all County-owned and operated facilities and services to ensure consistency with the proposed project in order to maintain adequate levels of service to existing users. Policy PFS-3.7 encourages cooperation between the County and special districts when applying for State and Federal funding for major wastewater related expansions/upgrades when the improvements promote an efficient solution to wastewater treatment needs for the area and County.

Policy PFS-3.2 would ensure that the intensity and timing of proposed development is consistent with the availability of adequate wastewater treatment and disposal capacity. Policy PFS-3.3 would require that new development within a wastewater provider service area or zone of benefit connect to the wastewater system and pay appropriate fees for rights to capacity. The County may grant exceptions in extraordinary circumstances, but in these cases, the development would be required to connect to the wastewater system when capacity becomes available.

In conclusion, current project review procedures and policies and programs of the proposed Update would strive to secure adequate wastewater services for unincorporated urban areas of the County through expansion and/or improvement of collection, treatment, and disposal systems as necessary to accommodate planned growth. These policies and programs would improve the likelihood that the increased demand for these services would be met, but their success depends upon the decisions of service providers who are not under jurisdiction of the County.

Overall, the uncertainty over long-term capacity of some service providers as previously noted and the lack of direct County jurisdiction over many of the wastewater service providers results in a level of unpredictability about the adequacy of capacity in some urban areas. With implementation of the below mentioned policies, there will be a *Less Than Significant Impact*.

GENERAL PLAN POLICIES AND IMPLEMENTATION MEASURES

Planning Framework Element	Public Services and Utilities Element
Policies designed to minimize this impact through the early identification of required infrastructure and the orderly construction and rehabilitation of the facilities needed to serve existing and planned urban areas include the following:	
PF-1.4 Available Infrastructure	PFS-1.2 Maintain Existing Levels of Service
PF-2.4 Community Plans	PFS-1.3 Impact Mitigation
PF-2.5 Collaborative Community Planning Partnerships	PFS-1.5 Funding for Public Facilities
PF-2.6 Land Use Consistency	PFS-1.6 Funding Mechanisms
PF-2.7 Improvement Standards in Communities	PFS-1.7 Coordination with Service Providers
PF-3.3 Hamlet Plans	PFS-1.8 Funding for Service Providers
PF-6.4 UDBs and Interagency Coordination	PFS-3.2 Adequate Capacity
	PFS-3.3 New Development Requirements
	PFS-3.7 Financing
Water Resources Element	

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Additional policies designed to minimize this impact through the provision and conservation of water resources and service include the following:				
WR-1.6 Expand use of Reclaimed Water WR-3.7 Emergency Water Conservation Plan WR-3.8 Educational Programs				
c) Stormwater detention is considered the most viable option for mitigating the increase in runoff from new development areas, with the specific types and locations of these drainage facilities to be determined at the time development applications are submitted. Stormwater collection systems are primarily located within developed urban areas, including cities and unincorporated communities and hamlets. New development is often required to develop on-site stormwater retention facilities in order to minimize its impacts to the existing stormwater collection system capacity. Pollution associated with increased stormwater and urban runoff would affect local and regional surface and groundwater quality conditions. Unlike sewage, which is transported to a treatment facility, urban runoff flows untreated through the storm drainage system. Anything thrown, swept, or poured into the street, gutter, or a catch basin (the curbside openings that lead into the storm drainage system) flows directly into ponding basins or local channels and creeks. Pollutant loads can be particularly acute at the beginning of the rainy season, but can be a problem at any time due to the improper disposal of products associated with home, garden, or automotive use.				
Policies included as part of the proposed Update that would minimize this impact are the same as those described above under Impact 3.6-4. Additionally, Policy PFS-1.3 and Public Facilities and Services Implementation Measures #1, #2, and #3 provide for the funding mechanism to provide additional or expanded services in conjunction with new development. With implementation of the below mentioned policies, this impact will be <i>Less Than Significant</i> .				
GENERAL PLAN POLICIES AND IMPLEMENTATION MEASURES				
Environmental Resource Management Element, Health and Safety Element, and Foothill Growth Management Plan		Public Facilities and Services Element, Water Resources Element, and Planning Framework Plan		
Policies designed to minimize this impact through adherence to appropriate levels of stormwater infrastructure planning, financing and construction include the following:				
ERM-7.3 Protection of Soils on Slopes FGMP-8.2 Development Drainage Patterns FGMP-8.6 Development in the Frazier Valley Watershed HS-5.9 Floodplain Development Restrictions		PF-5.2 Criteria for New Towns (Planned Communities) PFS-1.3 Impact Mitigation PFS-4.1 Stormwater Management Plans PFS-4.2 Site Improvements PFS-4.3 Development Requirements PFS-4.4 Stormwater Retention Facilities PFS-4.5 Detention/Retention Basins Design PFS-4.6 Agency Coordination PFS-4.7 NPDES Enforcement WR-1.9 Collection of Additional Surface Water Information WR-2.1 Protect Water Quality WR-2.2 National Pollutant Discharge Elimination System (NPDES) Enforcement WR-2.3 Best Management Practices (BMPs) WR-2.4 Construction Site Sediment Control WR-2.5 Major Drainage Management WR-2.6 Degraded Water Resources		

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
WR-2.7 Industrial and Agricultural Sources WR-2.8 Point Source Control WR Implementation Measure #14, #16, and #17				
Foothill Growth Management Plan		Water Resources Element		
Policies designed to minimize this water quality impact through adherence to appropriate best management practices designed to address soil erosion include the following:				
FGMP-8.7 Minimize Soil Disturbances FGMP-8.8 Erosion Mitigation Measures FGMP-8.12 Vegetation Removal		WR-2.3 Best Management Practices (BMPs)		
Health and Safety Element and Foothill Growth Management Plan		Public Facilities and Services Element		
Policies designed to minimize this impact through the preservation of floodplain areas and the management of new development in hazardous areas include the following:				
FGMP-8.3 Development in the Floodplain HS-1.4 Building and Codes HS-1.5 Hazard Awareness and Public Education HS-1.11 Site Investigations HS-5.1 Development Compliance with Federal, State, and Local Regulations HS-5.2 Development in Floodplain Zones HS-5.3 Participation in Federal Flood Insurance Program HS-5.4 Multi-Purpose Flood Control Measures HS-5.5 Development in Dam and Seiche Inundation Zones HS-5.6 Impacts to Downstream Properties HS-5.7 Mapping of Flood Hazard Areas HS-5.9 Floodplain Development Restrictions HS-5.10 Flood Control Design HS-5.11 Natural Design		PFS-4.1 Stormwater Management Plans PFS-4.3 Development Requirements PFS-4.6 Agency Coordination		
Public Facilities and Services Element				
Public Facilities and Services Implementation Measures designed to ensure funding for County utilities to provide adequate service levels.				
Public Facilities and Services Implementation Measure #1 Public Facilities and Services Implementation Measure #2 Public Facilities and Services Implementation Measure #3				

f) Solid waste produced in Tulare County in 2006 was estimated to be 430,000 tons. The average estimated solid waste generation rates for residential, commercial, and industrial land uses in 2006 are as follows:

- Residential. 145,684 tons/year;
- Self Haul. 121,217 tons/year;
- Commercial. 109,392 tons/year; and
- Industrial. 53,707 tons/year.

Tulare County operates three active landfills: Visalia, Woodville, and Teapot Dome. These landfills serve all of Tulare County as well as parts of surrounding counties. Approximately 184,000 tons/year of solid waste from

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact												
<p>Tulare County is transported to surrounding county landfills. In addition, there are seven transfer stations located throughout the isolated rural areas of the County for the convenience of those residents who live outside of waste collection service areas.</p> <p>Currently, the average American produces 4.6 pounds of solid waste per day (EPA, page 1, 2006). Based on this average rate, population growth associated with the proposed project would result in an additional 89,830 tons per year of solid waste, with industrial and commercial land uses producing additional amounts of solid waste per year. Current estimates of solid waste disposal, total annual production of solid waste by 2030 is expected to amount to an estimated 319,830 tons per year or 880 tons per day. Application of a 50% diversion rate (compliance with AB 939) would result in the diversion of some waste per year; however, growth associated with the proposed project would result in the additional transfer of waste to the County’s landfills which may cause one or more facilities to exceed its permitted daily waste acceptance capacity. Alternative disposal locations or methods may be required to safely ensure that adequate waste disposal capacity is met for buildout of the proposed project.</p> <p>Policies and implementation measures included as part of the proposed Update that would address the continued provision of solid waste handling services are summarized below from the draft Public Services and Utilities Element. For example, policy PFS-5.6 indicates the County will require evidence that there is adequate capacity within the solid waste system for the processing, recycling, transmission, and disposal of solid waste prior to approving new development. Policies PFS-5.3 through PFS-5.5, and Implementation Measure #7 require the County to promote a variety of solid waste reduction measures including the public/private usage of recycled materials. Additionally, policy PFS-1.3 and Public Facilities and Services Implementation Measures #1, #2, and #3 provide for the funding mechanism to provide additional or expanded services in conjunction with new development. With implementation of the below mentioned policies and implementation measure, this impact is considered potentially significant. There will be a <i>Less Than Significant Impact</i></p>																
<p style="text-align: center;">GENERAL PLAN POLICIES AND IMPLEMENTATION MEASURES</p>																
<p style="text-align: center;">Public Facilities and Services Element</p>																
<p>Policies designed to minimize this impact through the continued provision of solid waste services and recycling activities include the following:</p>																
<table> <tr> <td>PFS-1.3 Impact Mitigation</td> <td>PFS-5.6 Ensure Capacity</td> </tr> <tr> <td>PFS-5.1 Land Use Compatibility with Solid Waste Facilities</td> <td>PFS-5.7 Provisions for Solid Waste Storage, Handling, and Collection</td> </tr> <tr> <td>PFS-5.2 Notification</td> <td>PFS-5.8 Hazardous Waste Disposal Capabilities</td> </tr> <tr> <td>PFS-5.3 Solid Waste Reduction</td> <td>PFS-5.9 Agricultural Waste</td> </tr> <tr> <td>PFS-5.4 County Usage of Recycled Materials and Products</td> <td></td> </tr> <tr> <td>PFS-5.5 Private Use of Recycled Products</td> <td></td> </tr> </table>					PFS-1.3 Impact Mitigation	PFS-5.6 Ensure Capacity	PFS-5.1 Land Use Compatibility with Solid Waste Facilities	PFS-5.7 Provisions for Solid Waste Storage, Handling, and Collection	PFS-5.2 Notification	PFS-5.8 Hazardous Waste Disposal Capabilities	PFS-5.3 Solid Waste Reduction	PFS-5.9 Agricultural Waste	PFS-5.4 County Usage of Recycled Materials and Products		PFS-5.5 Private Use of Recycled Products	
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g) In compliance with AB 939, the County continues to divert solid waste from local landfills through various conservation, recycling, and composting measures, including curbside recycling programs, household hazardous waste weekly collection site, and waste oil collection.				
<p>Policies and implementation measures included as part of the proposed Update that would address the continued need to promote local and State solid waste and recycling programs are summarized below from the draft Public Services and Utilities Element. For example, policy PFS-5.6 indicates the County will require evidence that there is adequate capacity within the solid waste system for the processing, recycling, transmission, and disposal of solid waste prior to approving new development. Policies PFS-5.3 through PFS-5.5 and Implementation Measure #7 require the County to promote a variety of solid waste reduction measures including the public/private usage of recycled materials. Additionally, policy PFS-1.3 and Public Facilities and Services Implementation Measures #1, #2, and #3 provide for the funding mechanism to provide additional or expanded services in conjunction with new development. Further, various Water Resources and Air Quality policies included in the Goals and Policies Report (Part I of the General Plan 2030 Update) are designed to prevent degradation of air and water quality by a number of sources, including potential impacts due to solid waste transport and disposal (see Policies AQ-1.3, AQ-1.4, AQ-4.5, WR-2.1, WR-2.2, WR-2.3, WR-2.6, and WR-2.8). With implementation of the below mentioned policies, this impact is considered less than significant.</p>				
GENERAL PLAN POLICIES AND IMPLEMENTATION MEASURES				
Public Facilities and Services Element				
Policies designed to minimize this impact through the continued provision of solid waste services and recycling activities include the following:				
PFS-1.3 Impact Mitigation	PFS-5.6 Ensure Capacity			
PFS-5.1 Land Use Compatibility with Solid Waste Facilities	PFS-5.7 Provisions for Solid Waste Storage, Handling, and Collection			
PFS-5.2 Notification	PFS-5.8 Hazardous Waste Disposal Capabilities			
PFS-5.3 Solid Waste Reduction	PFS-5.9 Agricultural Waste			
PFS-5.4 County Usage of Recycled Materials and Products				
PFS-5.5 Private Use of Recycled Products				
Air Quality Element	Water Resources Element			
Water Resources and Air Quality policies designed to minimize this impact through the protection of air and water quality include the following:				
AQ-1.3 Cumulative Air Quality Impacts	WR-2.1 Protect Water Quality			
AQ-1.4 Air Quality Land Use Compatibility	WR-2.2 NPDES Enforcement			
AQ-4.5 Public Awareness	WR-2.3 Best Management Practices			
	WR-2.6 Degraded Water Resources			
	WR-2.8 Point Source Control			
Public Facilities and Services Element				
Public Facilities and Services Implementation Measures designed to ensure funding for County utilities to provide adequate service levels include the following:				
Public Facilities and Services Implementation Measure #1				
Public Facilities and Services Implementation Measure #2				
Public Facilities and Services Implementation Measure #3				
Public Facilities and Services Implementation Measure #6				
Public Facilities and Services Implementation Measure #7				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
18. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened plant or animal species, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have environmental impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Analysis:</p> <p>a) The Housing Element is a policy document designed to address current and future housing needs of the County. The Housing Element does not involve the actual construction of housing, but rather the identification of available sites and other measures to facilitate future development and remove governmental constraints. Individual projects are subject to CEQA review. Adoption of the Housing Element does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. There will be a Less Than Significant Impact.</p> <p>b) Since the Housing Element is a policy document and does not involve the actual construction of housing units, the Update is not expected to have a cumulatively considerable adverse impact on the environment in the County. Individual housing projects involving the construction of housing units will be subject to CEQA review, including the determination of any cumulative impact. The Update is not growth inducing; however, development is anticipated to occur consistent with the policies contained in the Tulare County General Plan, and as projected by other agencies (for example, the Valley Air District and Regional Water Quality Control Board). The proposed Update will result in Less Than Significant environmental impacts that are individually limited and not</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>cumulatively considerable. There will be <i>Less Than Significant Impacts</i>.</p> <p>c) The adoption of the Housing Element is not expected to have adverse direct or indirect impacts on human beings in the County. The regulatory changes and rezoning of land prescribed in the Element are designed to address current and future housing needs. Furthermore, many of the implementing actions will provide housing opportunities for a greater number of residents with a variety of income levels, provide housing in closer proximity to jobs, services, and infrastructure, and thus reduce traffic and pollution associated with longer commute times. Thus, the impact is <i>Less Than Significant</i>.</p>				

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